

***Addendum to the Environmental Impact Report
and
Supplemental Environmental Impact Report
For the Arantine Hills Specific Plan Amendment No. 2
(State Clearinghouse No. 2006091093)
Addendum No. 1***

***Prepared for:
City of Corona
400 S. Vicentia Avenue
Corona, California 92882***

***Prepared by:
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507***

November 2018

TABLE OF CONTENTS

Section 1.0 Introduction.....	1
1.1 Background.....	1
1.2 Location and Surrounding Land Uses.....	1
1.3 Proposed Modifications.....	4
1.4 Prior Environmental Documentation.....	10
1.5 Basis for an Addendum.....	10
1.6 Mitigation Measures.....	11
1.7 Summary of Findings.....	25
1.8 Cumulative Impacts.....	25
Section 2.0 Environmental Checklist.....	26
2.1 Aesthetics.....	26
2.2 Agriculture and Forestry Resources.....	28
2.3 Air Quality.....	31
2.4 Biological Resources.....	34
2.5 Cultural Resources.....	39
2.6 Geology and Soils.....	41
2.7 Greenhouse Gas Emissions.....	43
2.8 Hazards and Hazardous Materials.....	45
2.9 Hydrology and Water Quality.....	47
2.10 Land Use and Planning.....	52
2.11 Mineral Resources.....	54
2.12 Noise.....	55
2.13 Population and Housing.....	57
2.14 Public Service.....	58
2.15 Recreation.....	59
2.16 Transportation/Traffic.....	60
2.17 Utilities and Service Systems.....	64
2.18 Mandatory Findings of Significance.....	67

TABLES

Table 1A: Summary of Overall Land Use Changes to Arantine Hills SP.....	5
Table 1B: Summary of Proposed Changes to the Arantine Hills SP By Planning Area.....	5
Table 2: Mitigation Monitoring and Reporting Checklist.....	11
Table 3: Vegetation Community Observed within the Project Site.....	35
Table 4: Approximate Acreage of Impacts to Jurisdictional Waters On Site.....	36

FIGURES

Figure 1: Regional and Project Location.....	3
Figure 2: Proposed Land Use Plan, Arantine Hills Specific Plan Amendment No. 2.....	8

APPENDICES

- Appendix A: Air Quality and Greenhouse Gas Assessment
- Appendix B: Biological Technical Report
- Appendix C: Cultural Resources Report
- Appendix D: Preliminary Geotechnical Evaluation
- Appendix E: Phase I Environmental Site Assessment
- Appendix F: Hydraulic and Sediment Transport Studies
- Appendix G: Preliminary Water Quality Management Plan
- Appendix H: Noise Assessment
- Appendix I: Traffic Assessment

SECTION 1.0 INTRODUCTION

1.1 Background

In 2012, the City of Corona (City) City Council approved the Arantine Hills Specific Plan (SP). Project approvals included a General Plan Amendment (GPA09-005), Specific Plan (SP09-001), Tentative Tract Map (TTM 36294), and an EIR (SCH No. 2006091093), which authorized up to 1,621 residential units (1,806 total units if age-restricted housing is built), 745,300 square feet of commercial and industrial business space, parks, and open space.

An Amendment to the Arantine Hills SP (Amendment No. 1) was approved by the City Council in 2016. Arantine Hills SP Amendment No. 1 (SPA No. 1) reduced the amount of General Commercial designated land use, eliminated Mixed Use I and Mixed Use II designated land use, and increased the Open Space designated land use. While the quantity of residential units remained the same, Arantine Hills SPA No. 1 permitted expansion of residential land uses into portions of the Arantine Hills SP Planning Areas that were previously approved for commercial and mixed uses. The approvals associated with the Arantine Hills SPA No. 1 included General Plan Amendment GPA 15-001, Specific Plan Amendment SPA 15-002, Tentative Tract Map TTM 36294R, and Development Agreement DA 15-001. The approval of Arantine Hills SPA No. 1 and related entitlements was accompanied by a Supplement to the originally certified Environmental Impact Report (SCH No. 2006091093).

The Applicant, Arantine Hills Holdings LP, proposes a second amendment to the Arantine Hills SP to increase the boundary of the Arantine Hills SP Planning Area by approximately 31.18 acres. For this reason, the following descriptions are used interchangeably:

- Approved Project = Original Arantine Hills SP as modified by SPA No. 1 or Original Arantine Hills SP Planning Area as modified by SPA No. 1; and
- Modified Project = Proposed Project = Arantine Hills SPA No. 2 = additional 31.18 acres proposed for inclusion in the Arantine Hills SP and a shift in dwelling units among Planning Areas with no overall increase in the number of dwelling units.

No increase in development intensity (number of dwelling units or commercial square footage) would occur from the proposed boundary adjustment. Proposed Arantine Hills SPA No. 2 would provide land use designations for the Modified Project site and provisions to transfer existing development rights from other Planning Areas within the Arantine Hills SP to the Modified Project site. In addition to the Proposed Arantine Hills SPA No. 2, the Applicant requests approval of a General Plan Amendment, Development Agreement Amendment, and Parcel Map.

Arantine Hills SPA No. 2 was presented to the Planning Commission on October 22, 2018. At that meeting the Planning Commission requested the Applicant revise the site plan to modify the land use type and density within several planning areas and continued the public hearing. The Applicant has since revised the site plan and land use distribution, which is reflected in this Addendum.

1.2 Location and Surrounding Land Uses

The Modified Project is located in the Bedford Canyon area of the Santa Ana Mountain foothills in the southeastern portion of Corona. The City is generally situated southwest of the City of

Riverside, south of the City of Norco, and north of the City of Lake Elsinore in Riverside County, California (Figure 1). The Modified Project is bounded by the Eagle Glen Specific Plan development on the north and west, the Cleveland National Forest to the south, and Interstate 15 (I-15) to the east. The Proposed Project is located within the United States Geological Survey (USGS) 7.5-Minute Topographic Map *Corona South, California* Quadrangle.

The Modified Project site is owned by Gary L. McMillan and Patricia A. McMillan, as Trustees of the McMillan Trust, and is part of a single larger (159.16-acre) parcel with an Assessor's Parcel Number (APN) of 282-040-003. The Arantine Hills SPA No. 2 includes a request to incorporate 31.18 acres of the larger parcel into the Arantine Hills Specific Plan.

Modified Project Site Existing Conditions

The Modified Project site mimics the existing conditions as occurred on the original Arantine Hills SP Planning Area (i.e., Approved Project). The Modified Project site sits adjacent to the Approved Project, and therefore provides for a seamless extension of the land use and development standards contained in the Arantine Hills SP.

The project area, which consists of the Modified Project site (31.18 acres) and the 276-acre Approved Project, sits in a valley created by Bedford Canyon Wash. Over time as Bedford Canyon Wash flowed easterly from the Santa Ana Mountains located to the west, a valley formed with an elevated 100-foot tall bluff to the south of and the hills of what is now the Eagle Glen residential neighborhood to the north. Remaining in the valley was Bedford Canyon Wash and a relatively flat area, with elevations ranging from approximately 1,100 to 1,200 feet above mean sea level. The level area was farmed for citrus production between 1962 and 2007.

The Proposed Project area covers the entirety of the valley described above. The 276-acre Approved Project starts at the eastern end of this valley near the I-15 freeway and extends west near the head of the valley at the existing Eagle Glen Golf Club. The Modified Project site would extend the boundary of the Approved Project (i.e., Arantine Hills SP) to cover the remainder of the valley floor to the boundary of the Eagle Glen Golf Club.

Given the uniformity of the entire project area, the Modified Project site has the same existing conditions as analyzed in the Supplement to Final Environmental Impact Report (SCH No. 2006091093) for the First Amendment. The Modified Project site is partially covered with ruderal vegetation, which is regularly managed for fire prevention. Bedford Canyon Wash enters the southwestern corner of the Modified Project site and flows in a northeasterly direction. No structures are located on the Modified Project site.

Bedford Canyon Wash is an ephemeral wash with a sandy bottom and sparsely vegetated alluvial fan sage scrub and non-native vegetation. The Wash receives flows from the Santa Ana mountains, flows through the Eagle Glen Golf Club, and continues downstream to Temescal Creek and ultimately the Santa Ana River. Bedford Wash has a well-defined bed and bank, with near vertical cuts representing the banks of the Wash.

Previously referenced Figure 1 further describes the project location and existing conditions.

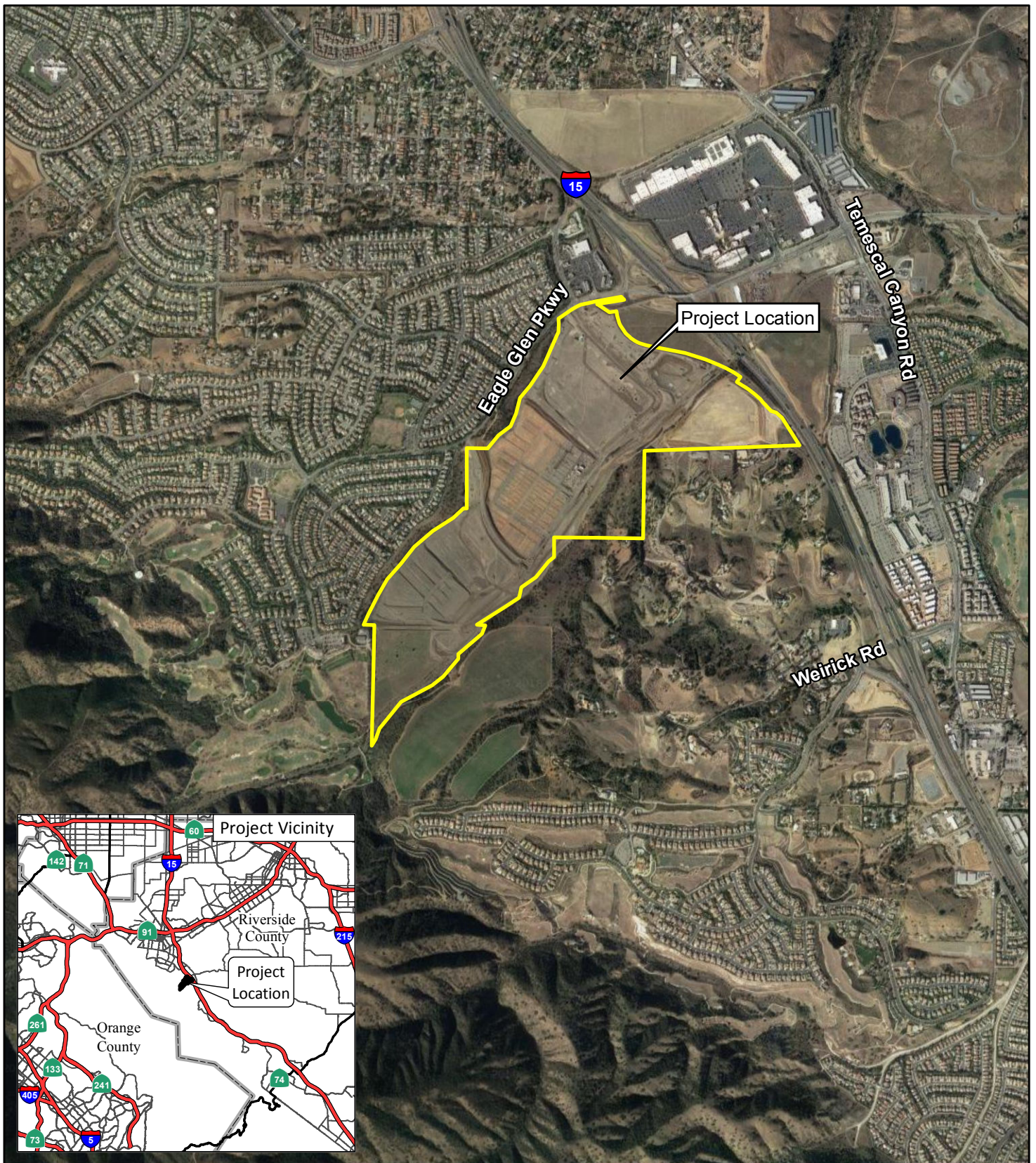


FIGURE 1

LSA

LEGEND

 Project Location



0 1000 2000
FEET

SOURCE: Google (2018); KTGy (2018)

I:\CCR1801\GIS\MXD\SpecificPlan\Reg_Loc.mxd (11/14/2018)

Arantine Hills Specific Plan Amendemnt
Supplemental EIR
Regional and Project Location

1.3 Proposed Modifications

The proposed changes to the Modified Project site relative to prior approvals (i.e., Approved Project) are summarized herein. Collectively, the proposed changes constitute the Modified Project.

General Plan Amendment

The Modified Project site currently has a General Plan land use designation of Agriculture. The proposed General Plan Amendment would change the land use designation from Agriculture to Low Density Residential, Medium Density Residential (MDR, 6-15 du/ac) and Open Space (OS) plus street right-of-way.

Specific Plan Amendment (No. 2)

The proposed SPA would make the following changes to the Arantine Hills SP.

- Change the zoning on the Modified Project site from Agriculture to LDR, MDR and OS.
- Adjust the boundary of the Arantine Hills SP to include the approximately 31.8-acre Modified Project site.
- Designate the western approximately 17.4 acres of the Modified Project site as Planning Area 17 and 17A in the Arantine Hills SP. Planning Area 17, located along the northern edge of the Planning Area encompasses 8.2 acres and would be designated Low Density Residential (LDR) for a total of 49 dwelling units. Planning Area 17A encompasses 9.2 acres and would be designed Medium Density Residential (MDR) for a total of 76 dwelling units.
- Identify approximately 2.6 acres of master planned roadways within PA 17 and 17A.
- Designate Bedford Canyon Wash, which represents approximately 11.1 acres of the Modified Project site, as Planning Area 16A, with a land use designation of Open Space.
- Permit age qualified dwelling units in the Medium Density Residential and High Density Residential planning areas.
- Revise the land use designations, acreages and permitted density in various Planning Areas as described in Table 1 below.
- Revise graphics, text and figures to account for the previously described amendments to the Arantine Hills SP.

Tables 1A & 1B provide a summary of the proposed changes associated with the Modified Project or Arantine Hills SPA No. 2. Figure 2 shows the Proposed Land Use Plan for Arantine Hills Specific Plan Amendment No.2.

Table 1A: Summary of Overall Land Use Changes to Arantine Hills SP

Land Use	Existing Acreage	Proposed Acreage	Difference (Acreage)	Existing Dwelling Units	Proposed Dwelling Units	Difference (Units)	Density Range (du/ac)
General Commercial	10	--	--	--	--	--	--
High Density Residential	34.3	39.8	+ 5.5	514	531	+ 17	15-36
Medium Density Residential	74.3	81.6	+ 7.3	720	725	+ 5	6-15
Low Density Residential	75.6	70.2	- 5.4	387	365	-22	3-6
Parks	8.7	9.9	+ 1.2	--	--	--	--
Open Space	56.8	77.4	+ 20.6	--	--	--	--
Roadways	16.3	18.9	+ 2.6	--	--	--	--
Total	276	307.8	+ 31.8	1,621	1,621	--	--

Table 1B: Summary of Proposed Changes to the Arantine Hills SP By Planning Area

Planning Area	FROM Arantine Hills SPA No. 1	TO Proposed Arantine Hills SPA No. 2
1	Low Density Residential	Low Density Residential
	27.6 acres	19.5 acres
	140 dwelling units	91 dwelling units
2	Medium Density Residential	Medium Density Residential
	23.2 acres	13.1 acres
	250 dwelling units	130 dwelling units
2A	Not applicable	HDR
	Not applicable	18.2 acres
	Not applicable	224 DU
3	Park	No Change
	1.1 acres	
4	Park	No Change
	3.2 acres	
5	Medium Density Residential	No Change
	5.5 acres	
	60 DU	
6	High Density Residential	Medium Density Residential

	17.4 acres	17.4 acres
	260 dwelling units	199 dwelling units
7	Park	No Change
	4.1 acres	
8	Low Density Residential	No Change
	48.0 acres	42.5 acres
	247 DU	225 dwelling units
9	Medium Density Residential	No Change
	10.2 acres	10.5 acres
	113 DU	113 dwelling units
10	High Density Residential	No Change
	16.9 acres	21.6 acres
	254 DU	307 dwelling units
11	General Commercial	No Change
	10 acres	
12	Medium Density Residential	Open Space
	9.5 acres	9.5 acres
	130 dwelling units	0 dwelling units
13	Open Space	No Change
	5.8 acres	
14	Medium Density Residential	No Change
	25.9 acres	No Change
	167 dwelling units	147 dwelling units
15	Park	No Change
	0.3 acre	
16	Open Space	No Change
	51.0 acres	
16A	Agriculture (outside Arantine Hills SP)	Open Space
	Not applicable	11.1 acres
17	Agriculture (outside Arantine Hills SP)	Low Density Residential
	Not applicable	8.2 acres
	Not applicable	49 dwelling units
17A	Agriculture (outside Arantine Hills SP)	Medium Density Residential
	Not applicable	9.2 acres
	Not applicable	76 dwelling units
18	High Density Residential (part of PA 10)	Park
	Not applicable	1.2 acres

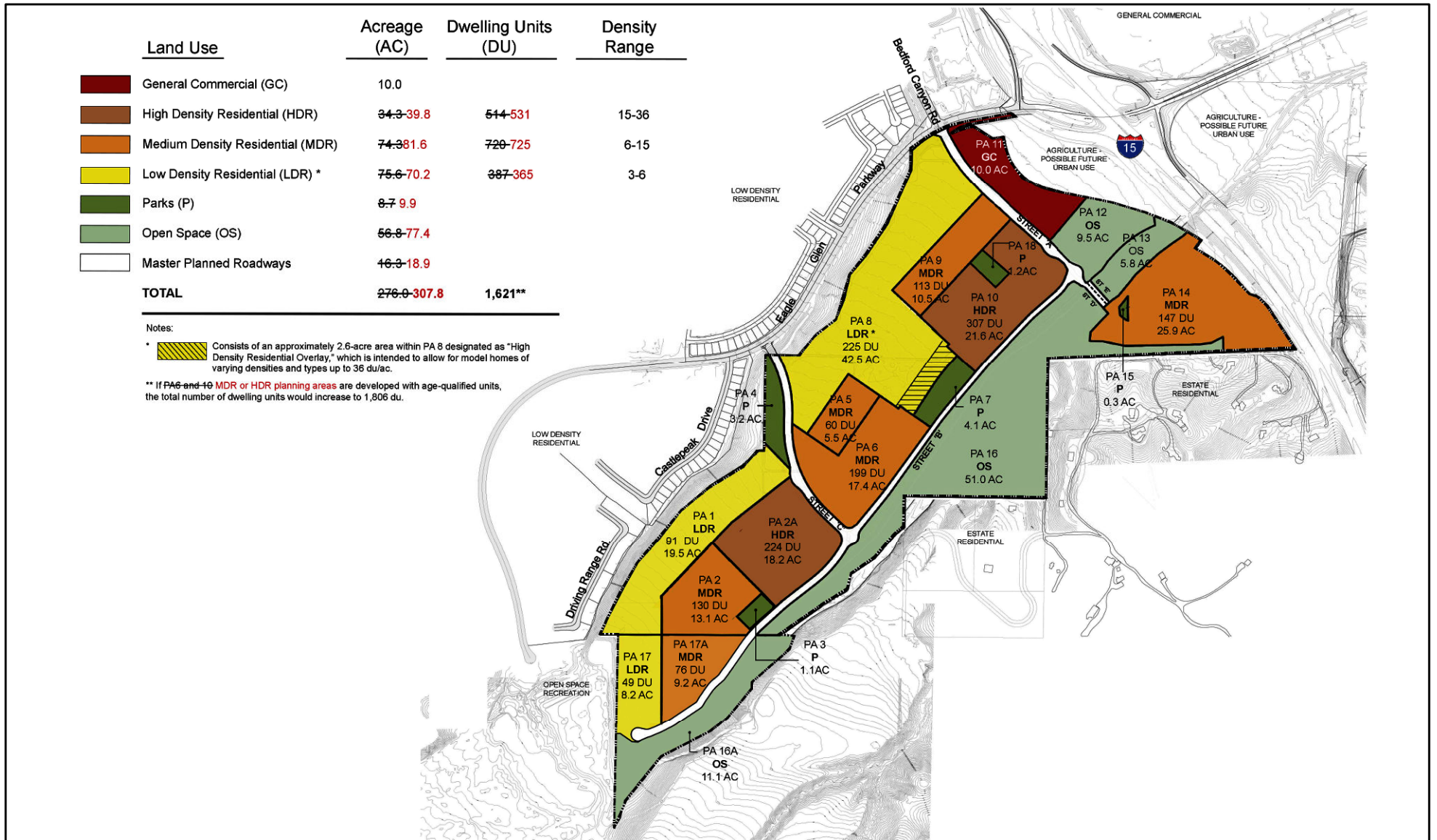
While Planning Areas 17 and 17A are separated in Table 1 to specify the two land use designations, LDR and MDR, the remainder of this Addendum treats Planning Areas 17 and 17A as one Planning Area, referred to as Planning Area (PA) 17, unless otherwise specified.

Development Agreement Amendment

The Applicant requests an amendment to Development Agreement No. 15-001 to extend the same development rights and obligations to the 31.8-acre Modified Project site as were provided to the Approved Project. The amendment to the Development Agreement only accounts for the boundary change and does not change the extent of development rights or public benefits contributed by the developer.

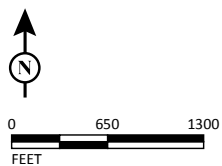
Parcel Map

The applicant requests to subdivide Assessor's Parcel 282-040-003 (159.16 acres) for conveyance purposes only. The one parcel created by PM 37036 is the 31.8-acre Modified Project site. The remaining 127.35 acres represents a Remainder Parcel. The Remainder Parcel is not proposed to be entitled in this action.



LSA

FIGURE 2



Arantine Hills Specific Plan Amendemnt
 Supplemental EIR
 Regional and Project Location

SOURCE: Google (2018); KTG Y (2018)

I:\CCR1801\GIS\MXD\SpecificPlan\SitePlan.mxd (11/14/2018)

Parcel 1 (31.18 acres) represents the developable portion of PM 37036, with approximately 20 acres identified for residential development and 11.1 acres identified for open space, which includes Bedford Canyon Wash. However, prior to any actual development being authorized on Parcel 1, a subsequent entitlement approval, such as a tentative tract map, will be required. No development rights are proposed for the Remainder Parcel shown on PM 37036, approximately 127.35 acres, which would remain designated Agriculture.

Grading Plan

The proposed grading plan consists of extending Street B from the Arantine Hills SP into PA 17 along the northwestern edge of Bedford Canyon Wash, ending in a cul-de-sac at the southwestern Modified Project site boundary. Street B is a modified collector with 73 feet of right-of-way and includes a 40-foot-wide street, a 13-foot-wide parkway on the north or development side and a 20-foot-wide parkway with a 12-foot-wide multi-purpose trail on the south or Bedford Wash side. The remainder of PA 17 would be graded into one “super pad” with contours ranging from approximately 1,105 to 1,155 feet above mean sea level. Grading a “super pad” is proposed because the specific lot and product configuration within PA 17 has not been defined. A subsequent precise grading plan would be prepared and processed with the City of Corona once future streets and individual building pads have been identified. A temporary detention/debris basin is proposed in the northeast corner of PA 17. The basin will be sized for infiltration and retention of peak flows during the interim condition before development. The development plans for PA 17 will include a permanent basin to be right-sized based on the amount of impervious area.

Grading the “super pad” would require approximately 299,550 cubic yards of remedial grading and cut. The site will balance, with the fill generally equaling the amount of cut to eliminate export of dirt to off-site locations. An erosion and sediment control plan, as well as a Water Quality Management Plan (WQMP) and Storm Water Pollution Prevention Plan (SWPPP) will be prepared for approval consistent with the local and state regulations, prior to issuance of a grading permit.

Infrastructure Improvements

Water, sewer and other dry utility lines are proposed to be extended within the extension of Street B. At this time no additional infrastructure improvements are planned. Once future development plans are prepared, extensions of utilities throughout PA 17 will be proposed.

Bedford Canyon Wash

Consistent with the downstream portion of the Arantine Hills SP area, Bedford Canyon Wash is proposed to be widened from its current approximate average width of 60 to 90 feet to an approximate average width of 200 feet. A shallow debris basin would be located at the farthest upstream portion where flows exit the Eagle Glen Golf Club. Downstream of the debris basin a proposed hardened grade control structure would also serve as a maintenance access crossing. Upon final engineering, two additional grade control structures would cross Bedford Wash. Approximately three access ramps from Street B would provide maintenance access to Bedford Wash. One access ramp would be provided on the bluff side of Bedford Wash as well as the extension of the maintenance access road at the toe of the bluff.

1.4 Prior Environmental Documentation

In 2012, the City certified an Environmental Impact Report for the Arantine Hill SP (SCH No. 2006091093). The previously certified EIR analyzed the environmental effects associated with General Plan Amendment (GPA09-005), Specific Plan (SP09-001), and Tentative Tract Map (TTM 36294), for the construction of up to 1,621 residential units (1,806 total units if age-restricted housing is built) and 745,300 sq. ft. for commercial and industrial business park uses, as well as recreational parks and open space on approximately 276 acres.

In 2016, the City prepared the Supplement to Final Environmental Impact Report (SCH No. 2006091093) for the First Amendment to the Specific Plan (SPA No. 1), which included General Plan Amendment GPA 15-001, Specific Plan Amendment SPA 15-002, Tentative Tract Map TTM 36294R, and Development Agreement DA 15-001. The Arantine Hill SPA No. 1 reduced the amount of General Commercial, eliminated Mixed Use I and Mixed Use II land use categories, and increased Open Space designations. While the quantity of residential units remained the same, the Arantine Hill SPA No. 1 permitted expansion of residential land uses into portions of the areas previously approved for commercial and mixed uses.

The City has determined, for reasons specified below, that the revisions proposed as part of the Modified Project are minor, would not result in any new or more significant environmental impacts, and thus qualify for an Addendum. The prior environmental documentation is collectively referred to as “prior EIRs.” If individually referenced, the original EIR in 2012 is referred to as “Original EIR,” and the supplemental EIR in 2016 is referred to as “Supplemental EIR.”

1.5 Basis for an Addendum

Prior to approval of subsequent actions that constitute a “project” under CEQA, such as amendments to the Specific Plan, the City is required to determine whether the environmental effects of such actions are within the scope of prior environmental analysis, or whether additional environmental analysis is required. That decision is influenced by whether the subsequent actions result in new significant impacts or increase the severity of previously identified significant impacts.

Under CEQA, the lead agency or a responsible agency shall prepare an addendum to a previously-certified EIR if some changes or additions are necessary to the prior EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (CEQA Guidelines §§15162, 15163, 15164). Once an EIR has been certified, a supplement or subsequent EIR is only required when the lead agency or responsible agency determines that one of the following conditions has been met:

- (1) Substantial changes are proposed in the project, or substantial changes occur with respect to the circumstances under which the project is undertaken, which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [*CEQA Guidelines* §15162(a)(1)&(2)];

- (2) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
- a) The project will have one or more significant effects not discussed in the previous EIR;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative [*CEQA Guidelines* §15162(a)(3)].

The City has evaluated the potential environmental impacts of the proposed Modified Project against the criteria set forth in *CEQA Guidelines* §§ 15162, 15163, and 15164. The City, acting as the Lead Agency, has determined that none of the conditions listed above apply and that an Addendum to the 2012 Original EIR (SCH No. 2006091093) and 2016 Supplemental EIR is appropriate for the proposed Arantine Hills SPA No. 2 and related entitlements, and fully complies with *CEQA*, as described in the *CEQA Guidelines*. An addendum does not need to be circulated for public review, but rather can be attached to the prior EIRs (*CEQA Guidelines* §15164(c)). Prior to initiating the Modified Project, the City will consider this Addendum together with the adopted prior EIRs and will make a decision regarding the Modified Project [*CEQA Guidelines* §15164(d)].

1.6 Mitigation Measures

In accordance with *CEQA Guidelines* §§15162 through 15164, the City has determined the changes associated with the Modified Project are minor and no new mitigation measures are required, as documented in detail in Section 2.0 below. The prior EIRs included mitigation measures affecting development of the Modified Project site. Several measures have already been complied with and are shown in strike-through format. The remaining measures are still applicable to the Proposed Project and are listed below.

Table 2: Mitigation Monitoring and Reporting Checklist

Air Quality	
4.3.6.1A	Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall place construction equipment staging areas at least 200 feet away from sensitive receptors. Contract specifications shall be included in the project Specific Plan construction documents, which shall be reviewed by the City.
4.3.6.1B	Prior to the issuance of a grading permit, the project developer shall require by

Table 2: Mitigation Monitoring and Reporting Checklist

	contract specifications that contractors shall utilize power sources (e.g., power poles) or clean-fuel generators. Contract specifications should be included in the Specific Plan construction documents, which shall be reviewed by the City.
4.3.6.1C	Prior to the issuance of a grading permit, the project developer shall require contract specifications that contractors shall utilize California Air Resources Board (CARB) Tier II Certified equipment or better during the rough/mass grading phase for the following pieces of equipment: rubber-tired dozers and scrapers. Contract specifications shall be included in the Specific Plan construction documents, which shall be reviewed by the City.
4.3.6.1D	Prior to issuance of building permits, the project applicant shall provide evidence to the City that his contractor uses 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) to the extent feasible. If the project applicant and his contractor determine that 2010 model year or newer diesel trucks cannot be obtained, the project applicant shall notify the City that trucks with EPA 2007 model year NOx emissions shall be utilized.
4.3.6.1E	<p>Prior to issuance of building permits, the project applicant shall provide evidence to the City that his contractor use on-site construction equipment that meet EPA Tier 3 or higher emissions standards according to the following schedule:</p> <ul style="list-style-type: none"> • Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. • A copy of each unit’s certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
4.3.6.1F	The City shall encourage construction contractors to apply for SCAQMD “SOON” funds by advising project applicants and their contractors of this programs availability. Information on this program can be found at the following website: http://www.aqmd.gov/home/programs/business/businessdetail?title=off-road-diesel-engines&parent=vehicle-engineupgrades .
4.3.6.3A	Prior to the issuance of each building permit, the project applicant shall require by contract specifications that architectural coatings require the use of either HVLP spraying equipment or manual application techniques to apply architectural coatings. Contract specifications shall be included in the Specific Plan construction documents, which shall be reviewed by the City.
4.3.6.4A	Prior to issuance of each building permit associated with the Specific Plan, building and site plan designs shall ensure that the project’s energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 20 percent. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and

Table 2: Mitigation Monitoring and Reporting Checklist

	<p>reviewed and approved by the City. Any combination of the following design features may be used to fulfill this requirement provided that the total increase in energy efficiency meets or exceeds 20 percent:</p> <ul style="list-style-type: none"> • Exceed 2008 California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling. • Increase in insulation such that heat transfer and thermal bridging is minimized. • Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. • Incorporate dual-paned or other energy efficient windows. • Incorporate energy efficient space heating and cooling equipment. • Install interior and exterior energy efficient lighting which exceeds the 2008 California Title 24 Energy Efficiency performance standards including but not limited to automatic devices to turn off lights when they are not needed. • To the extent that they are compatible with landscaping guidelines established by the City, include shade producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings, within the project site. • Use light and off-white colors in the paint and surface color palette for project buildings to reflect heat away. • All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.
4.3.6.4B	<p>Prior to issuance of each building permit associated with the Specific Plan, the following design features shall be implemented to reduce energy demand associated with potable water conveyance:</p> <ul style="list-style-type: none"> • Landscaping palette emphasizing drought-tolerant plants; • Use of water-efficient irrigation techniques; and • U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.
4.3.6.4E	<p>The developer shall provide electric car charging infrastructure for multi-family residential and commercial land uses.</p>
4.3.6.1H	<p>The developer(s) within the multi-family and single family developments shall provide outside electric outlets and natural gas stub outs.</p>
Biological Resources	
4.4.5.1A	<p>If grading and construction activities begin during the California gnatcatcher breeding season (February 15 through August 30), a qualified biologist shall survey all potential nesting vegetation within and adjacent to the site for nesting birds, prior</p>

Table 2: Mitigation Monitoring and Reporting Checklist

	<p>to commencing vegetation removal. Surveys shall be conducted at the appropriate time of day. If no nesting birds were observed, project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 500 feet in all directions, and this area shall not be disturbed until after the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by the activities. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas provided the qualified biologist develops a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). This monitoring plan will be submitted to the City of Corona for approval prior to work within the buffer.</p>
<p>4.4.5.2A</p>	<p>Pre-construction presence/absence surveys for burrowing owl within the survey area where suitable habitat is present shall be conducted by a qualified biologist (as determined by the City of Corona) within 30 days prior to the commencement of ground disturbing activities.</p> <p>If active burrowing owl burrows are detected during the breeding season, all work within 300 feet of any active burrow will be halted until that nesting effort is finished. The on-site biologist will review and verify compliance with these boundaries and will verify the nesting effort has finished. Work can resume when no other active burrowing owl burrows are found.</p> <p>If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation may be approved following consultation with CDFW and/or USFWS. If owls are found to be present on site, the CDFW should be notified within three days of the detection of occupied burrows, and a project burrowing owl conservation strategy should be developed in cooperation with the CDFW, USFWS, and the Western Riverside County Regional Conservation Authority. One-way doors may be installed as part of a passive relocation program. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied, and backfilled to ensure that animals do not reenter the holes/dens.</p> <p>Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.</p>
<p>4.4.5.2B</p>	<p>The removal of potential nesting bird habitat will be conducted outside of the nesting season (February 1 to August 31) to the extent feasible. If grading or site disturbance is to occur between February 1 and August 31, a nesting bird survey shall be conducted by a qualified biologist (as determined by the City of Corona) within no more than 72 hours of scheduled vegetation removal, to determine the presence of nests or nesting birds. If active nests are identified, the biologist will establish buffers around the vegetation (500 feet for raptors, 200 feet for non-raptors). All work within these buffers will be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The on-site biologist will review and verify compliance with these nesting boundaries and will</p>

Table 2: Mitigation Monitoring and Reporting Checklist

	verify the nesting effort has finished. Work can resume when no other active nests are found. Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping. If vegetation clearing is not completed within 72 hours of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.
4.4.5.3A	Prior to the issuance of grading permits for the affected jurisdictional areas, the project applicant shall provide evidence to the City that a Section 404 Permit from the USACE, a Section 401 Permit from the RWQCB, and a Section 1602 Streambed Alteration Agreement from the CDFW have been obtained for impacts to jurisdictional waters in the project site.
4.4.5.3B	Prior to the issuance of grading permits for the affected jurisdictional areas, a Determination of Biological Superior or Equivalent Preservation (DBESP) shall be submitted to the Riverside Conservation Authority (RCA) identifying potential impacts to riparian/riverine areas, discussing why avoidance of impacts to riparian/riverine areas was not feasible, and identifying compensation for the loss of riparian/riverine areas.
4.4.5.3C	The Applicant shall mitigate for the permanent loss of USACE and CDFW jurisdictional and MSHCP riparian/riverine resources on site at a 2:1 ratio. Mitigation may occur on-site within Bedford Canyon Wash or one of its tributaries; mitigation may occur through applicant-sponsored mitigation at an off-site location within the MSHCP boundaries: or mitigation may occur through purchase of credits at an approved mitigation bank or in-lieu fee program such as the Santa Ana Watershed Association (SAWA) In-Lieu Fee Wetland Creation Program or equivalent, if available. One potential off site location for applicant sponsored mitigation. One potential off site location is a property known as Altfillisch located in the City of Eastvale, along the Santa Ana River. A portion of the Altfillisch property would be enhanced through removal of invasive plant species, and a conservation easement (CE) would be placed on the land. A third party entity approved by the CDFW would conduct the work for CE compliance and provide long term management. The CE would be in favor of a conservancy, such as the Riverside Corona Resource Conservation District (RCRCD).
4.4.5.3D	Following the completion of grading, all of USACE and CDFW jurisdictional areas that will be temporarily impacted shall be restored using native vegetation.
4.4.5.3E	For Bedford Canyon Wash design options 2 and 3, it is anticipated that periodic maintenance may be necessary within the soft bottom channel/Bedford Canyon Wash, such as trash and invasive species removal; riprap and grade control structure repair; therefore, an Operations and Maintenance Manual or Long-Term Management Plan shall be prepared, subject to the approval of the Resource Agencies, which will identify the appropriate methods and timing regarding the maintenance of the restored wash.
Cultural Resources	
4.5.6.1A	The applicant shall retain a qualified archaeological monitor who shall prepare an

Table 2: Mitigation Monitoring and Reporting Checklist

	<p>Archaeological Resources Mitigation Monitoring Plan in consultation with the Native American Tribe. The qualified archaeological monitor shall attend all pre-grading meetings to inform the grading and excavation contractors of the archaeological resources mitigation program and shall instruct them with respect to its implementation. The qualified archaeological monitor shall be on site at all times during the initial phases of clearing and rough grading to inspect cuts for archaeological and cultural resources. If such resources are discovered, and are in danger of loss and/or destruction, the qualified archaeological monitor shall recover them. In instances where recovery requires an extended salvage time, the qualified archaeological monitor shall be allowed to temporarily direct, divert or halt grading to allow recovery of resource(s) in a timely manner. Recovered archaeological resources, along with copies of pertinent field notes, photographs, and maps, shall be deposited in a certified curation facility that meets the standards of the California Office of Historic Preservation. The resources shall be recorded in the California Archaeological Inventory Database. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible. A final monitoring report shall be submitted to the City within 30 days of the end of monitoring activities.</p>
4.5.6.1B	<p>All grading, excavation, and ground-breaking activities shall be monitored by a qualified tribal monitor(s). The project applicant shall pay all fees associated with such tribal monitors(s) and shall contact the Native American Tribe at least 30 days before pulling grading permits from the City. In the event of the discovery of Native American burial(s), the qualified tribal monitor(s) will have the authority to temporarily stop and redirect grading activities, in consensus with the archaeological monitor. The tribal monitor(s) shall attend all pre-grading meetings to assist the archaeological monitor with informing the grading and excavation contractors of the archaeological resources mitigation program and instruct them with respect to its implementation. The qualified tribal monitor shall be on site at all times during clearing and rough grading to inspect cuts for archaeological and cultural resources.</p>
4.5.6.1C	<p>The developer shall enter into a Treatment and Disposition Agreement with the appropriate Native American Tribe prior to the issuance of a grading permit. The Treatment and Disposition Agreement shall identify the treatment of cultural items (artifacts) and the treatment and the disposition of human remains.</p>
4.5.6.1D	<p>Unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and is not subject to public disclosure requirements of the California Public Records Act, pursuant to the specific exemption set forth in California Government Code Section 6254(r).</p>
4.5.6.2A	<p>Prior to the issuance of grading permits, the project proponent shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include the provision of a trained paleontological monitor during on-site soil disturbance activities on the south <u>north</u> side of Bedford Wash <u>within the Modified Project site (PAs 16 and 17) boundary in Planning Areas 17, 18, and 19 and Planning Areas 1, 4, 7, 9, 10, 13, and 15.</u> The monitoring for paleontological resources shall be conducted on a full-time basis</p>

Table 2: Mitigation Monitoring and Reporting Checklist

	<p>during the rough-grading phases of the <u>Modified Project site within native soils that have the potential to harbor paleontological resources.</u> but limited to the rough-grading within the south side of Bedford Wash in Planning Areas 17, 18, and 19 and Planning Areas 1, 4, 7, 9, 10, 13, and 15. Additionally, paleontological monitoring is required below a depth of 10 feet in Planning Areas 1, 2, 3, 4, 5, 6, 8, 9, 14, and 15. In the event that paleontological resources are unearthed or discovered during excavation, Mitigation Measure 4.5.6.2C shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional mitigation is required.</p>
4.5.6.2B	<p>The paleontological monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples of soil shall be collected and processed to recover micro-vertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.</p>
4.5.6.2C	<p>If paleontological resources are unearthed or discovered during excavation of the Specific Plan area within the south side of Bedford Wash in Planning Areas 17, 18, and 19 and 1, 4, 7, 9, 10, 13, and 15, the following recovery processes shall apply:</p> <ul style="list-style-type: none"> • Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques. • All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens. • A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared. • All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository (such as the Western Center for Archaeology & Paleontology, the Riverside Metropolitan Museum, or the San Bernardino County Museum) for permanent curation and storage.
<p>Geology and Soils</p>	
4.6.6.1A	<p>Prior to the initiation of any on-site construction, the project contractor shall remove all loose, compressible alluvial and fill materials from areas to receive engineered compact fill. Actual depths of removal shall be verified during future site specific preliminary soils investigations and ultimately during the grading operation by observation and in-place density testing.</p>
4.6.6.1B	<p>All on-site soils shall provide adequate quality fill material provided they are free from organic matter and other deleterious materials. Rock or similar irreducible material with a maximum dimension greater than six inches shall not be buried or placed in fills. However, oversized materials, with a maximum dimension greater</p>

Table 2: Mitigation Monitoring and Reporting Checklist

	<p>than 8 inches, may be placed in fills or buried on site in accordance with recommendations proved by the geotechnical engineer during grading. Oversized material may be stockpiled for landscaping purposes or placed in a rock disposal area as approved by the project owner, developer, geotechnical engineer, and City. Import fill shall be inorganic, non-expansive granular soils free from rocks or lumps greater than six inches in maximum dimension. Sources for import fill shall be approved by the project geotechnical engineer prior to their use. Fill shall be spread in maximum eight-inch uniform loose lifts; each lift brought to near optimum moisture content, and compacted to a relative compaction of at least 90 percent in accordance with ASTM D 1557.</p>
4.6.6.1C	<p>Cut and fill slopes shall be planned at gradients no steeper than two horizontal to one vertical. Additional information regarding any proposed cut slopes and the existing natural slope stability should be addressed within the site specific preliminary soils investigations when grading/development plans are made available for the specific tracts/development areas.</p>
4.6.6.1D	<p>Where fills are to be placed against existing slopes steeper than five horizontal to one vertical, the fill shall be properly keyed and benched into competent native materials. The key, constructed across the toe of the slope, shall be a minimum of 12 to 15 feet wide, a minimum of two feet deep at the toe, and sloped back at 2 percent. Benches shall be constructed at approximately two to four feet vertical intervals.</p>
4.6.6.1E	<p>Slopes at the project site shall be planted with a deep-rooted groundcover as soon as possible after completion. The use of succulent ground covers such as ice plant or sedum is not recommended. If watering is necessary to sustain plant growth on slopes, then the watering operation shall be monitored to ensure proper operation of the irrigation system and to prevent overwatering.</p>
4.6.6.1F	<p>Prior to the initiation of any on-site construction, evidence shall be submitted to the City for review and approval that on-site development has incorporated the design and siting recommendations detailed in the site-specific geotechnical investigation.</p>
4.6.6.2A	<p>On-site soils and any imported soils for individual tracts/development areas shall be evaluated for their expansion potential prior to grading and ultimately following completion of the grading operation. The evaluation shall determine and identify specialized construction procedures to specifically resist expansive soil activity in accordance with the CBC and/or applicable local ordinances.</p>
<p align="center">Greenhouse Gases and Global Climate Change</p>	
4.7.6.1A	<p>Prior to the issuance of each grading permit associated with the Specific Plan, the project developer shall develop and implement a construction waste management plan that would require the recycling and/or salvaging of non-hazardous construction and demolition waste.</p>
4.7.6.1B	<p>Prior to the issuance of each building permit associated with the Specific Plan, the project developer shall facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills by providing easily accessible areas that serve each building and are dedicated to the collection and storage of paper, cardboard, glass, plastics, and metals.</p>

Table 2: Mitigation Monitoring and Reporting Checklist

Hazardous Materials	
4.8.6.1A	<p>For any soil disturbance in the area where the 10-foot by 10-foot shed located at the west edge of Planning Area (PA) 4 was previously located, soil in this area shall be tested for residual organochlorine pesticides (OCPs). If OCP levels are detected at levels of 1 part per million (ppm) or greater, the soils shall be removed to an adequate depth and exported to an approved landfill facility by a certified contractor.</p>
4.8.6.1B	<p>If soil from any location on the project site is to be removed or transported off site, the soil export must have a DDT level of less than 1 part per million (ppm). Soil to be exported off site shall be tested, and verification of the soil results shall be submitted to the City for review prior to the issuance of soil export operations.</p>
4.8.6.1C	<p>If unknown wastes or suspected hazardous materials are discovered during any construction activities on the project site, the following shall occur:</p> <ul style="list-style-type: none"> • Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area; • Notify the City of Corona Fire Department; • Notify the project engineer of the implementing agency (the City of Corona) and secure the area containing the unknown wastes or suspect materials as directed by the project engineer; and • Notify the implementing agency’s Hazardous Waste/Materials Coordinator.
4.8.6.1D	<p>Testing and remediation of unknown wastes or suspect materials shall be conducted under the purview of the applicable agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency.</p>
4.8.6.1E	<p>Prior to the issuance of demolition permits for any planning areas containing structures, any remaining structures on site shall be visually inspected by the project engineer of the implementing agency (City of Corona) prior to demolition activities. If hazardous materials are encountered, the materials shall be tested and properly disposed of in accordance with state and federal regulatory requirements. Any stained soils or surfaces underneath the removed materials shall be sampled. Results of the sampling would indicate the appropriate level of remediation efforts that may be required. Testing and remediation of unknown wastes or suspect materials shall be conducted under the purview of the applicable agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency.</p>
4.8.6.1F	<p>Prior to the issuance of grading permits for each planning area, all miscellaneous debris (e.g., wood, <u>and</u> concrete, 55-gallon drums, miscellaneous household debris,</p>

Table 2: Mitigation Monitoring and Reporting Checklist

	<p>scrap metal, and plastic piping) shall be removed and disposed of at an approved landfill facility prior to construction activities under the purview of the appropriate agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Once removed, a visual inspection of the areas beneath the removed materials shall be performed by the construction contractor as specified by the City of Corona. Any stained soils observed underneath the removed materials shall be sampled. Results of the sampling, if necessary, would indicate the level of remediation efforts that may be required. Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency.</p>
4.8.6.2A	<p>Prior to the issuance of building permits for each planning area, the project proponent shall prepare, submit, and receive approval from the City and Riverside County Fire Department, a project-specific Wildland Fire Plan/Fuel Modification Plan. The Wildland Fire Plan/Fuel Modification Plan shall include but shall not be limited to the following:</p> <ul style="list-style-type: none"> • Goals, policies, and actions related to fire funding and fire rehabilitation; • Fire protection and evacuation plan; • Vegetative fuels management plan; • Public education program; and • Defensible space requirements which meet and/or exceed the Riverside County Fire Department Fuel Modification Requirements.
<p>Hydrology and Water Quality</p>	
4.9.6.1A	<p>Prior to the first issuance of a grading permit by the City for any development within the Arantine Hills Specific Plan, the project proponent shall file a Notice of Intent (NOI) with the Santa Ana Regional Water Quality Control Board (RWQCB) to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of storm water associated with construction activities. The project proponent shall submit to the City the Waste Discharge Identification Number as proof that the project's NOI to be covered by the General Construction Permit has been filed with the appropriate RWQCB.</p>
4.9.6.1B	<p>Prior to the first issuance of a grading permit by the City for any development within the Arantine Hills Specific Plan, the project proponent shall submit to the City of Corona and receive approval for a project-specific Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and nonvisible discharges from the site. Some of the BMPs to be implemented may include (but shall not be limited to) the following:</p>

Table 2: Mitigation Monitoring and Reporting Checklist

	<ul style="list-style-type: none"> • Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs would be periodically inspected during construction, and repairs would be made when necessary as required by the SWPPP. • Materials that have the potential to contribute nonvisible pollutants to storm water must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas. • All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate discharge from the site. Stockpiles would be surrounded by silt fences and covered with plastic tarps. • The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance. • Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary. • The SWPPP would be kept on site for the entire duration of project construction and will also be available to the local Regional Water Quality Control Board for inspection at any time. • In the event that it is not feasible to implement the above BMPs, the City of Corona can make a determination that other BMPs would provide equivalent or superior treatment either on site or off site.
4.9.6.1C	<p>The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the project-specific SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and available for City inspection. A more frequent inspection schedule may be required based on the condition of the site and as required in the NPDES General Construction Permit. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the City of Corona and the representatives of the Regional Water Quality Control Board.</p>
4.9.6.2A	<p>Prior to the first issuance of a permit by the City for any project within the Specific Plan area (which includes the issuance of grading permits and building permits), the project proponent shall receive approval from the City of Corona, a project site specific Water Quality Management Plan (WQMP). The WQMP shall specifically identify pollution prevention, source control, treatment control measures, and other BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality to the maximum extent practicable.</p>
4.9.6.3A	<p>Prior to the issuance of grading permits of any development within the Arantine Hills Specific Plan, the project proponent shall submit to the City for review and approval, a water conservation plan. The water conservation plan shall include but shall not be limited to the following:</p>

Table 2: Mitigation Monitoring and Reporting Checklist

	<ul style="list-style-type: none"> • Drought-tolerant landscaping plan; • Indoor project design features such as low-flush toilets and low-flow faucets; • Outdoor project design features such as subsurface irrigation systems, rain sensors, drip irrigation, or high-efficiency sprinkler heads; • Use of alternative water sources (e.g., reclaimed water); and • Educational materials to be utilized by the project tenants.
4.9.6.4A	<p>Prior to the issuance of grading permits of any development within the Bedford Canyon Wash Channel, the project proponent shall ensure that drainage facilities and/or improvements necessary for the protection of the development project from the 100-year flood are identified and incorporated into the improvement plans that will be reviewed and approved by the City. A floodplain and sediment transport study, along with other required drainage and/or hydraulic studies, shall be submitted to the Riverside County Flood Control and Water Conservation District for review, approval, and consideration of acceptance of the channel improvements associated with the proposed development. Acceptance of development improvements by the Flood Control and Water Conservation District requires approval of the associated plans and pertinent drainage studies including the sediment transport study. These drainage improvements are required to ensure the proposed project will be protected from a 100-year flood. No building permits shall be issued for lots within the 100-year floodplain as mapped for the Conditional Letter of Map Revision (CLOMR), until Bedford Canyon Wash Channel improvements have been constructed and deemed operationally functional by the City of Corona. At the discretion of the City of Corona, building permits for model home sales may be issued prior to the construction of the channel improvements.</p>
4.9.6.4B	<p>Prior to the issuance of rough grading permits of for any development within the Arantine Hills Specific Plan, the project proponent shall submit the Conditional Letter of Map Revision (CLOMR) to the Federal Emergency Management Agency (FEMA). Prior to issuance of any building permits, project proponent shall have received approval of the CLOMR certification process by FEMA. The applicant shall secure FEMA’s approval for the Letter of Map Revision (LOMR) as appropriate after development is complete.</p>
Noise	
4.12.6.1A	<p>Prior to the approval of a tentative tract map for each residential area or approval of commercial or industrial uses within the Specific Plan area, the project proponent shall prepare, submit, and receive approval from the City, a final noise analysis. This final noise analysis shall be completed at the tract map level for each residential area or commercial/industrial area when the precise grading and the architectural plans are available to ensure that all noise sensitive areas will meet the City of Corona noise standards. The final noise analysis shall include but shall not be limited to the following:</p> <ul style="list-style-type: none"> • Construction Noise Mitigation Program. The program shall include noise

Table 2: Mitigation Monitoring and Reporting Checklist

	<p>monitoring at selected noise sensitive locations, monitoring complaints procedures, identification of haul routes (if applicable), and identification and mitigation of the major sources of noise.</p> <ul style="list-style-type: none"> • <i>Construction Contractor Requirements.</i> These requirements shall include contract provisions regarding construction equipment noise features and equipment staging procedures.
4.12.6.2A	<p>Prior to the approval of a tentative tract map for each residential area or approval of commercial or industrial uses within the Specific Plan area within the 65 dBA CNEL and 70 dBA CNEL noise contours for Eagle Glen Parkway from Masters Drive to Bedford Canyon Road, “A” Street, and I-15, the project proponent shall prepare, submit, and receive approval from the City, a final noise analysis. This final noise analysis shall be completed at the tract map level for each residential area or commercial/industrial area when the precise grading and the architectural plans are available to ensure that all noise sensitive areas will meet the City of Corona noise standards.</p>
4.12.6.3A	<p>Prior to the approval of a tentative tract map for each residential area adjacent to commercial or industrial uses within the Specific Plan area, the project proponent shall prepare, submit, and receive approval from the City, a final noise analysis. This final noise analysis shall be completed at the tract map level for each residential area or commercial/industrial area when the precise grading and the architectural plans are available to ensure that all noise sensitive areas will meet the City of Corona noise standards.</p>
Transportation	
4.16.6.1A	<p>The master developer shall construct the improvements identified below as mitigation measures for 2017 plus Phase 1 conditions to improve levels of service in accordance with City requirements:</p> <ul style="list-style-type: none"> • Street “C”/Eagle Glen Parkway: Prior to issuance of a Certificate of Occupancy for the first model home, install a traffic signal, a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane. • Bedford Canyon Road/Eagle Glen Parkway: Prior to issuance of the first production home building permit, add a northbound left-turn lane, a northbound through/right lane, modify striping to provide a southbound through lane, modify striping to provide a shared eastbound through/right lane, and a westbound left-turn lane.
4.16.6.2A	<p>Prior to issuance of the first production home building permit, the master developer shall pay a 64% fair share contribution towards the construction of a traffic signal at the Masters Drive/California Avenue intersection.</p>
4.16.6.3A	<p>Prior to the issuance of the first building permit after Phase 1, the master developer shall construct those improvements identified below as mitigation measures for year 2017 plus project conditions to improve levels of service in accordance with City requirements.</p> <ul style="list-style-type: none"> • Masters Drive/Eagle Glen Parkway: Install a traffic signal.

Table 2: Mitigation Monitoring and Reporting Checklist

	<ul style="list-style-type: none"> • Bedford Canyon Road/Eagle Glen Parkway: Add a northbound right-turn lane with northbound right-turn overlap phasing, modify striping to provide a shared southbound left/through lane, and add a westbound left-turn lane. • Street “C”/Street “B”: Install a roundabout and an all-way lane at all approaches. • Street “A” – Street “D”/Street “B”: Install a roundabout and an all-way lane at all approaches. • Street “A”/Main Driveway (TAZ 4): Install a traffic signal, two northbound through lanes, a southbound left-turn lane, two southbound through lanes, a westbound left-turn lane, and a westbound right-turn lane. • Street “A”/South Driveway (TAZ 4): Install a stop sign on the westbound approach, two northbound through lanes, a southbound left-turn lane, two southbound through lanes, a westbound left-turn lane, and a single westbound approach lane.
4.16.6.3B	Prior to the issuance of the first building permit after Phase 1, the master developer shall pay a 99% fair share contribution towards the construction of either a roundabout or traffic signal at the Morales Way/Masters Drive intersection; a 27% fair-share contribution toward the construction of either a roundabout or traffic signal at the Masters Drive/Christopher Lane intersection; and a 98% fair-share contribution towards the construction of either a roundabout or stop sign control at the Via Castilla Street/Masters Drive intersection.
4.16.6.3C	Prior to the issuance of the first building permit, the master developer shall post bonds for the full amount of the total estimated cost of the I-15/Cajalco Road Interchange Improvement project.
4.16.6.4A	<p>Prior to the issuance of the first building permit after Phase 1, the master developer shall make a fair share contribution towards the improvements identified below as mitigation measures for year 2035 plus project conditions.</p> <ul style="list-style-type: none"> • Masters Drive/Bennett Avenue: 32% of the cost to install a traffic signal. • Bedford Canyon Road/Georgetown Road: 100% of the cost to install a traffic signal. • I-15 Southbound Ramps/El Cerrito Road: 58% of the cost to add an eastbound right-turn lane. • Temescal Canyon Road/Cajalco Road: 91% of the cost to add a second southbound left-turn lane, a second eastbound through lane, and a westbound right-turn lane. • Street “C”/Eagle Glen Parkway: 100% of the cost to add a traffic signal.
Utilities and Service Systems	
4.17.6.1A	Prior to the issuance of grading permits for any development phase that would occur under the Specific Plan, the project proponent shall obtain verification from the City

Table 2: Mitigation Monitoring and Reporting Checklist

	that planned wastewater capacity improvements at WRF2 or elsewhere in the city’s wastewater system are in place and operational or said improvements are funded or under construction and will be available for service to completed homes and businesses.
4.17.6.1B	The City shall implement the mitigation and monitoring plan identified in the EIR for Wastewater Treatment Plant No. 2 as a part of any expansion of said plant. Alternatively, the Developer shall negotiate an advanced funding option for implementation of the mitigation and monitoring plan identified in the EIR for Wastewater Treatment Plant No. 2 in lieu of paying a Sewer Connection Fee for sewer capacity to ensure that wastewater plant capacity is available so phases of the project may proceed without being delayed.

Source: Final Supplement to Final Environmental Impact Report for the Arantine Hills Specific Plan Amendment. SCH No. 2006091093. May 9, 2016.

1.7 Summary of Findings

In accordance with the analysis presented in Section 2.0, and pursuant to Section 15162, 15164, and 15183 of the *State CEQA Guidelines*, the City of Corona has determined that:

- 1) The Modified Project does not result in substantial changes that would require major revisions to the previously certified EIRs due to new or substantially more severe significant environmental effects than previously analyzed; and
- 2) No substantial changes in circumstances have occurred that would result in new or more severe significant environmental impacts than previously analyzed; and
- 3) No new information of substantial importance as described in Section 15162 (a)(3) has been identified that would require major revisions to the analysis or conclusions presented in the prior EIRs.

1.8 Cumulative Impacts

Although the Modified Project would adjust the acreages and location of the permitted land uses resulting in adjustments to certain dwelling units, the overall number of dwelling units in the Specific Plan remains the same, including the extent of construction activities. Since the most intense short-term construction impacts entailing rough grading within the original Specific Plan boundaries have already occurred, the construction impacts for the Modified Project are less than the Approved Project. For this reason, no new or greater cumulative impacts would occur from the Modified Project. Since there is no change in land use or intensity of development, the long-term operational impacts associated with the Modified Project would remain consistent with the analysis provided in the prior EIRs. There would be no changes to the analysis or conclusions regarding cumulative impacts.

SECTION 2.0 ENVIRONMENTAL CHECKLIST

2.1 Aesthetics

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including scenic vistas from public parks and views from designated scenic highways or arterial roadways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Will the project create a new source of substantial night light that would result in “sky glow” (i.e. illumination of the night sky in urban areas) or “spill light” (i.e. light that falls outside of the area intended to be lighted) onto adjacent sensitive land uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The prior EIRs determined that development of the Approved Project would not have significant impacts on visual resources because the Approved Project site does not constitute a scenic resource or provide views of a scenic vista. The prior EIRs concluded that impacts from night lighting would not occur because the Approved Project site is located at a lower elevation than surrounding development and all light fixtures would be required to comply with the City’s lighting standards, which require light sources to be directed downward, without light spill onto adjoining properties.

The proposed changes associated with the Modified Project would not change the prior conclusions with respect to aesthetics impacts and would not require new or revised mitigation measures.

a, b) The Modified Project is adjacent to and therefore constitutes an extension of the original Approved Project boundaries with the same characteristics analyzed in the prior EIRs. No scenic resources exist on the Modified Project site and development of the Modified Project would not block scenic views. Therefore, the prior conclusions that the Approved Project does not impact scenic resources or views of scenic vistas remain unchanged.

c) The Modified Project will change the visual character of the Modified Project site. Consistent with the prior EIRs, that change would not cause a significant impact. The prior EIRs concluded the original Approved Project site “was not considered to be an aesthetic resource in its current undeveloped state.” Since the Modified Project site has the same visual characteristics as analyzed in the prior EIRs, the same conclusion can be drawn that the Modified Project site does not provide an aesthetic resource. Furthermore, the Modified Project site’s proposed land uses consist of medium density residential, consistent with surrounding land uses in the remainder of the Arantine Hills SP and within the nearby Eagle Glen neighborhood. Therefore, the Modified Project remains visually consistent with proposed and surrounding land uses.

d, e) The Modified Project would not change the potential impact of night lighting on glare or “sky glow.” The overall land use (residential, park, wash) and building intensity (number of dwelling units per acre) is consistent with the analysis presented in the prior EIRs. Consistent with the analysis presented in the prior EIRs, the Modified Project site remains at a lower elevation, below surrounding land uses and at a lower elevation than adjacent viewers. Furthermore, the Modified Project must comply with the same development standards that require light fixtures to direct light downward, without spillage to surrounding properties.

Conclusion: The changes in design associated with the Modified Project would not change the visibility or character of the development. Therefore, no changes to the conclusions presented in the prior EIRs are warranted. No new impacts or intensification of previously identified impacts would occur with the Modified Project and no new mitigation is necessary.

2.2 Agriculture and Forestry Resources

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The prior EIRs concluded development of the Approved Project site would cause a significant unavoidable impact as a result of immitigable impacts to areas designated Prime Farmland and Unique Farmland within the Specific Plan boundaries. The prior EIRs concluded this impact was also cumulatively considerable and there significant and unavoidable.

The Modified Project would adjust the Specific Plan boundary by incorporating adjacent land that was historically farmed. However, the Modified Project site is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Furthermore, the local land use designations contemplate future development of the Modified Project site consistent with surrounding land uses.

Therefore, while the significant impact identified in the prior EIRs has been vested through the development of the Arantine Hills Specific Plan within its original boundaries and the Modified Project would incorporate adjacent land into the Specific Plan boundary, the Modified Project would not create any new or greater significant impacts.

a) The Modified Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as documented on the Riverside County Important Farmland 2016 map (Sheet 1 of 3) prepared by the California Department of Conservation as part of the Farmland Mapping and Monitoring Program. Therefore, the Modified Project would not cause new impacts to occur.

b) The Modified Project site is zoned Agriculture on the City's Zoning Map. The Modified Project site is also designated Agriculture by the City's General Plan. The prior EIR's found the change from Agricultural land use and zoning designations to Arantine Hills Specific Plan to be less than significant because the General Plan also states the purpose of the designation is to "...allow for the continued production of agricultural lands as interim uses preceding urban development and/or as a long-term use." The City's General Plan further states on Page 83 for the Cajalco Road-Interstate 15/McMillan Site, "The Land Use Element designates these lands consistent with their current use and provides for the future consideration of urban uses that would complement development located on adjoining properties."

Similar to the conclusions in the prior EIRs, the existing land use regulations for the Modified Project site clearly contemplate future development. Furthermore, the Modified Project is consistent with the objective to consider urban uses that complement development located on adjoining properties. The adjoining property to the Modified Project site is the balance of the Arantine Hills Specific Plan, and the Modified Project proposes a continuation of land uses approved in the Arantine Hills Specific Plan, consistent with the stated objective to consider urban uses that complement development located on adjoining properties.

General Plan Policy 1.22.1 states, "Allow for the continued use of the McMillan property for agricultural uses, in accordance with the Land Use Plan's designation and applicable design and development polices." The Modified Project would not preclude or prevent the use of the remainder of the McMillan Property, approximately 127.35 acres, for agricultural purposes, consistent with this policy.

According to the Riverside County Williamson Act FY 2015/2016 map (Sheet 1 of 3) prepared by the California Department of Conservation as part of the Farmland Mapping and Monitoring Program, the Modified Project site is mapped as Non-Williamson Act Land, Non-Enrolled Land. Therefore, the Modified Project would not conflict with a Williamson Act contract.

Therefore, no new impacts would occur as a result of conflicts with local zoning or conflicts with a Williamson Act contract.

c) According to the General Plan and Zoning Map, no timber farmland designation exists on the Modified Project site. The Modified Project would not change those designations; therefore, no new impacts would occur.

d) As documented in the prior EIRs and the biological resources study prepared for the Modified Project site (Appendix B), the Modified Project site contains the following vegetation communities: Riversidean Sage Scrub/Chaparral, Unvegetated Streambed, Widened and Restored Bedford Canyon Wash, Tamarisk Scrub, Ruderal, and Disturbed/Developed. No forest or timber resources are located on the Modified Project site. Therefore, no new impacts would occur.

e) No other conditions exist that would convert farmland or timberland as a result of the Modified Project because timberland does not exist on the Modified Project site or in the area. Furthermore, the Modified Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no new impacts would occur as a result of the Modified Project.

Conclusion: The Modified Project would adjust the Specific Plan boundary by incorporating adjacent land that was historically farmed. However, the Modified Project site is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Furthermore, the local land use designations contemplate future development of the Modified Project site consistent with surrounding land uses. Therefore, no new impacts or intensification of previously identified impacts would occur with the Modified Project.

2.3 Air Quality

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Air Quality impacts are analyzed for both operations and construction. Operational emissions are based on the type and intensity of land use. The prior EIRs analyzed operational emissions from the land uses specified in the Arantine Hills Specific Plan, which include a mix of commercial and residential land uses, and concluded operational emissions would result in a significant and unavoidable impact from emissions of NO_x, VOC, and CO. The Modified Project maintains the same number of dwelling units and shifts dwelling units between planning areas as summarized in previously referenced Table 1.

As shown in Table 1, the Modified Project does not increase the number of dwelling units analyzed in the prior EIRs and the land use types remain consistent. Therefore, the air quality emissions from the Modified Project remain significant and unavoidable, however no new or more intense operational impacts would occur.

Construction emissions result from construction activities, most notably grading activities, since grading tends to produce the greatest amount of daily emissions. The prior EIRs determined construction activities would result in a significant unavoidable impact, primarily from grading activities exceeding the construction thresholds for NO_x. The Modified Project entails moving approximately 300,000 cubic yards of dirt, to be balanced on the Modified Project site. However, the grading activities associated with the Modified Project site remain less than the overall grading assumptions analyzed in the prior EIRs. Appendix A includes an air quality study analyzing construction and operational air quality impacts from the Modified Project (Urban

Crossroads, memo dated April 5, 2018). As concluded in the study, construction emissions would remain equal to or less than the original emissions. The study concludes the Modified Project site's air pollution emissions would be less than or equal to those contained in the prior EIRs.

Therefore, the proposed changes associated with the Modified Project would not change the conclusions in the prior EIRs.

a) The Original EIR determined, "Land uses under the proposed project are consistent with growth projections used by the SCAQMD in the 2012 AQMP." The Supplemental EIR further concluded, "The proposed project is consistent with the impacts identified in the Certified EIR, and the level of impact (less than significant with mitigation) remains unchanged from that cited in the Certified EIR." Since the Modified Project retains the same number of dwelling units and commercial square footage as analyzed in the Supplemental EIR, the Modified Project remains consistent with the AQMP and no new or increased impacts would occur.

b), c) The prior EIRs concluded that both short-term construction emissions and long-term operational emissions would exceed established thresholds resulting in a significant impact. Construction impacts are primarily influenced by grading operations. The prior EIRs included air quality studies that showed grading of the 276-acre original project site resulting in NO_x emissions that exceed the thresholds of significance. The Modified Project requires grading of only 20 acres and according to the air quality study, construction emissions would remain equal to or less than the original findings on a daily basis. Furthermore, it is important to note the Mitigation Measures 4.3.6.1A-C, 4.3.6.3A, and 4.3.6.4A-B remain applicable to the Modified Project. Mitigation Measure 4.3.6.1C requires the use of CARB Tier II Certified grading equipment. In 2012 when the Original EIR was prepared, Tier II technology was at the forefront of reducing emissions. Since then, most of the grading equipment has been repowered with Tier III engines and Tier IV technology is becoming more common on grading equipment. While the Modified Project must rely on Tier II equipment per the mitigation measures set forth, given the prominence of Tier III equipment in use, it is likely cleaner grading equipment will be used for the Modified Project. Regardless, grading of the 20-acre Modified Project site is well within the emissions analyzed for grading the 276-acre original Arantine Hills SP boundary. Therefore, no new or more severe impacts would occur from construction of the Modified Project.

Long-term operational impacts are based on vehicle trips. The prior EIRs analyzed potential impacts from a mix of uses generating 18,621 average vehicle trips per day. The Modified Project does not change the amount of development and the land uses remain consistent. According to the traffic study prepared for the Modified Project, the Modified Project would generate 18,470 daily trips, slightly less than the 18,621 average daily vehicle trips estimated for the Approved Project. Since the Modified Project would result in a slight reduction in trip generation for the Arantine Hills SP, no change in operational emissions would occur.

The prior EIRs included mitigation measures to reduce emissions of NO_x to the extent possible. Those mitigation measures would remain in place and unchanged.

d) The prior EIRs conducted a Localized Significance Threshold (LST) analysis and a Carbon Monoxide (CO) hotspot screening. Both studies determined impacts would be less than

significant. The LST and CO hotspot analyses are sensitive to grading quantities and long-term vehicle emissions. Since neither the grading quantities nor maximum development intensity associated with the Modified Project would exceed the analysis in the prior EIRs, the LST and CO hotspot conclusions would remain the same.

e) Short-term odors can occur during construction, both during grading and painting of structures, and long-term odors depend on the type of land use. Since the daily grading quantities and number of dwelling units would remain the same as originally proposed, no change to short-term odor impacts would occur as a result of the Modified Project. Similarly, the long-term residential and commercial land uses would also remain the same, resulting in similar impacts as presented in the prior EIRs.

Conclusion: The changes in land area and design associated with the Modified Project would not change the air quality analysis included in the prior EIRs. The amount of daily grading and development intensity remain unchanged. Therefore, no changes to the conclusions presented in the prior EIRs are warranted. Mitigation Measures 4.3.6.1A-C, 4.3.6.3A, and 4.3.6.4A-B remain appropriate, without changes, to reduce potential impacts from emissions. No new impacts or intensification of previously identified impacts would occur with the Modified Project.

2.4 Biological Resources

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

Discussion: The Modified Project would extend the Arantine Hills SP boundaries to the west, incorporating additional previously farmed land and Bedford Wash. The condition of the Modified Project site is nearly identical to the condition of the area within the original Arantine Hills SP boundary. A biological resources study of the Modified Project site was conducted and included in Appendix B (Carlson Strategic Land Solutions, September 2018, “Biological Technical Report for the McMillan Project”). The 31.18-acre Modified Project site consists of approximately 20 developable acres and approximately 11.2 non-developable acres in Bedford Wash. The existing vegetation communities on the Modified Project site including the following:

Table 3: Vegetation Community Observed within the Project Site

Vegetation Community	Acreage within in the Project Site
Riversidean Sage Scrub/Chaparral	0.21
Unvegetated Streambed ¹	3.99
Widened and Restored Bedford Canyon Wash ²	0.93
Tamarisk Scrub	0.12
Ruderal	18.28
Disturbed/Developed	7.61
TOTAL	31.14

^{1.} Includes ornamental/exotic, ruderal, and unvegetated streambed communities. Approximately, 0.04 acres of Riparian non-wetlands was observed within the Wash. The Willow (*Salix sp.*) patch consists of 3 multi-trunked willow trees, with trunk diameters measuring 0.72 inches to 3.90 inches.

^{2.} Included within the Arantine Hills Project, Widened and Restored Wash design.

No sensitive special status plant species exist on the Modified Project site.

The entire Modified Project site is designated critical habitat for the coastal California gnatcatcher (*Polioptila californica californica* [CAGN]). Focused CAGN surveys were conducted from March 19 to May 1, 2018 to determine the presence or absence of the CAGN on the Modified Project site. The six protocol surveys determined no CAGN are present on the Modified Project site.

The Modified Project site is located within the Temescal Canyon Area Plan of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The Modified Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Modified Project site is not located in survey areas for Narrow Endemic Plants, Amphibians, Mammals, or Special Linkage areas. The Modified Project site is located within the Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2. The Modified Project site was surveyed and assessed for the following:

- Riparian and Riverine Areas (Section 6.1.2)
- Western Burrowing Owl Survey Area (Section 6.3.2)

Protocol Western Burrowing Owl (BUOW) surveys as outlined within the Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area. The Habitat Assessment survey was conducted on the Modified Project site on February 15, 2018. Step 2 Part A Focused Burrow Survey was conducted on March 6, 2018. No BUOW or signs of BUOW were observed on the Modified Project site, therefore additional focused burrowing owl surveys identified in Step 2 Part B were not required.

No other sensitive bird or mammal species were observed on the Modified Project site or are likely to occur on the Modified Project site.

Bedford Canyon Wash forms the southern boundary of the Modified Project site. The prior Supplemental EIR included three design options for Bedford Wash ranging from a concrete by-

pass channel for storm flows to a soft-bottom widened channel. Following the Supplemental EIR, the Developer worked with the Wildlife Agencies and designed a soft-bottom widened channel consistent with Option 3. The Modified Project proposes to extend the soft-bottom widened channel that was previously approved by the Wildlife Agencies for the original Arantine Hills SP area upstream to the Modified Project site.

Bedford Canyon Wash is proposed to be widened from its current approximate average width of 60 to 90 feet to an approximate average width of 200 feet. A shallow debris basin would be located at the farthest upstream portion where flows exit the Eagle Glen Golf Club. Downstream of the debris basin a proposed hardened grade control structure would also serve as a maintenance access crossing. Upon final engineering, two additional grade control structures would cross Bedford Wash. Approximately three access ramps from Street B would provide maintenance access to Bedford Wash. One access ramp would be provided on the bluff side of Bedford Wash as well as the extension of the maintenance access road at the toe of the bluff.

Bedford Canyon Wash is considered a jurisdictional drainage subject to regulation by the U.S. Army Corps of Engineers (Corps), California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB). The following table summarizes the potential impacts to jurisdictional drainages from the Modified Project.

Table 4: Approximate Acreage of Impacts to Jurisdictional Waters On Site

	Impacts to Non-Wetland Waters of the U.S. Corps/RWQCB Waters (acres)				Impacts to Non-Wetland Waters of the State CDFW Waters (acres)			
	Permanent	Temporary	Total	Linear Feet	Permanent	Temporary	Total	Linear Feet
Bedford Canyon Wash	0.11 ac (125 LF)	2.92 ac (1,875 LF)	3.03 ac	2,000	0.16 ac (125 LF)	3.52 ac (1,875 LF)	3.68 ac	2,000

Implementation of the Modified Project would result in the continuation of, widening, and restoration of Bedford Canyon Wash within the Modified Project site, resulting in a total of 0.11 acres of permanent impacts and 2.92 acres of temporary impacts to non-wetland Waters of the US and a total of 0.16 acres of permanent impacts and 3.52 acres of temporary impacts to non-wetland Waters of the State. These impacts would primarily be to unvegetated streambed habitat and 3 willow trees found within the Bedford Canyon Wash, with minimal impacts to non-native and sage scrub habitats. The elimination of erosive flows is expected to promote natural recruitment of native vegetation within Bedford Canyon Wash.

While implementation of the Modified Project includes impacts to MSHCP riparian/riverine features, the widened and restored Wash results in a total of 5.80 acres of plantable area, which consists of approximately 4.41 acres of plantable bottom and approximately 1.39 acres of plantable slopes area, seeded with Riversidean Alluvial Fan Sage Scrub habitat. Furthermore, the widened and restored Bedford Canyon Wash will be protected with a Conservation Easement and a third-party entity approved by the CDFW would provide long-term management. The Conservation Easement would be in favor of a conservancy, such as the Riverside-Corona Resource Conservation District (RCRCD).

As analyzed in the prior EIRs, implementation of the Approved Project includes widening and restoring Bedford Canyon Wash. The Modified Project would continue this design farther upstream. Therefore, no new or more severe impacts would occur to biological resources as a result of the Modified Project.

a) The Modified Project has the same potential to impact listed species as originally analyzed in the prior EIRs. The Modified Project site has been historically farmed and has limited native habitat. The two special status species with the potential to occur on the Modified Project site include BUOW and CAGN. Focused protocol surveys were conducted for both species and neither exists on the Modified Project site. Furthermore, no special status plant species exist on the Modified Project site.

The conclusions presented in the prior EIRs remain unchanged. No new or more severe impacts would occur as a result of the Modified Project, and impacts remain less than significant.

b, c) The Modified Project would extend the previously analyzed, and approved by the Wildlife Agencies, widened and restored Bedford Canyon Wash farther upstream through the Modified Project site involving areas under the jurisdiction of the Corps, CDFW, and RWQCB. Impacts from the extension of the widened and restored Bedford Wash would be similar to those analyzed for the original Approved Project. Impacts include grade control structures and access ramps. The Developer has obtained permits from the regulatory agencies with jurisdiction for the original Specific Plan Area and since the design and impacts are very similar, it is anticipated that similar permits would be issued for the Modified Project.

The widening and restoring of Bedford Wash is self-mitigating. However, as stated in the prior EIRs, Mitigation Measure 4.4.5.3C may still apply should the purchase of in-lieu fee credits be required by an Agency.

Therefore, the conclusions presented in the prior EIRs remain unchanged. No new or more severe impacts would occur as a result of the Modified Project, and impacts remain less than significant.

d) The changes associated with the Modified Project would not change the analysis associated with wildlife movement. The prior EIRs and the biological resources study prepared for the Modified Project site (Appendix B) analyzed the potential for wildlife movement through the as a Modified Project site. The prior studies concluded the Modified Project site does not constitute a wildlife corridor, however, wildlife movement occurs and will continue to occur within Bedford Canyon Wash. The widening and restoration of Bedford Canyon Wash will facilitate future wildlife movement through the area.

Therefore, the conclusions presented in the prior EIRs remain unchanged. No new or more severe impacts would occur as a result of the Modified Project, and impacts remain less than significant.

e, f) The Modified Project site is located within the Temescal Canyon Area Plan of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The Modified Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the

Modified Project site is not located in survey areas for Narrow Endemic Plants, Amphibians, Mammals, or Special Linkage areas. The Modified Project site is located within the Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2. The Modified Project site was surveyed and assessed for Riparian and Riverine Areas (Section 6.1.2) and Western Burrowing Owl Survey Area (Section 6.3.2). Protocol BUOW surveys were conducted and no BUOW were found on the Modified Project site. A Consistency Analysis and a Determination of Biologically Equivalent or Superior Preservation (DBESP) have been prepared, and both documents conclude consistency with MSHCP objectives.

Therefore, the conclusions presented in the prior EIRs remain unchanged. No new or more severe impacts would occur as a result of the Modified Project, and impacts remain less than significant.

Conclusion: The Modified Project would not change the biological analysis included in the prior EIRs. The prior EIRs determined impacts to biological resources would be less than significant with mitigation. Mitigation Measures 4.4.5.1A, 4.4.5.2A-B, and 4.4.5.3A-E remain appropriate, with a minor change to remove obsolete information (noted in strikeout), to reduce potential impacts to biological resources. No new impacts or intensification of previously identified impacts would occur with the Modified Project.

2.5 Cultural Resources

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

Discussion: The prior EIRs concluded no historic resources, historic features, or historic structures were located within the Approved Project boundaries. The prior EIRs further concluded no archaeological or cultural resources were present within the Approved Project boundaries; however, both Pechanga and Soboba Tribes requested the presence of Native American monitors during clearing and grading. The original Arantine Hills SP Planning Area is located within a High paleontological sensitivity area, indicating fossils are likely at or below four feet below ground surface. The prior EIRs concluded less than significant impacts with mitigation.

The Modified Project would increase the boundary of the Arantine Hills SP to the west within the same vicinity and geologic structure. A Cultural Resources Report was prepared for the Modified Project site to determine whether the findings in the prior EIRs remain valid and is included as Appendix C (Duke Cultural Resources Management, LLC, June 2018, “Cultural and Paleontological Resources Assessment Arantine Hills Specific Plan Amendment No. 2”). The cultural report determined the Modified Project does not present a change in conditions. No historic resources, structures, or features are located on the Modified Project site. The area remains high in paleontological sensitivity, and while there is no indicated cultural resources are located on the Modified Project site, both Native American tribes, Pechanga and Soboba, request the presence of a Native American monitor during grading.

The cultural resources report confirmed the conclusions in the prior EIRs, that no resources exist on the Modified Project site and no new mitigation measures are required.

a) The prior EIRs concluded no historic resources, features or structures are located within the original Arantine Hills SP boundary. The Modified Project would extend the Arantine Hills SP boundary to the west. The cultural resources study prepared for the Modified Project site determined the conclusions in the prior EIRs have not changed.

Therefore, the conclusions presented in the prior EIRs remain unchanged. No new or more severe impacts would occur as a result of the Modified Project, and impacts remain less than significant.

b) Archaeological surveys conducted for the prior EIRs determined no archaeological or cultural resources exist within the Approved Project boundary. An updated archaeological survey prepared for the Modified Project reached the same conclusions; no archaeological or cultural resources exist on the Modified Project site.

The Modified Project requires notification to Native American tribes under Senate Bill (SB) 18 and Assembly Bill (AB 52). Notification was made and both Pechanga and Soboba Tribes request the presence of Native American monitors during clearing, grading, and excavation activities. Monitoring agreements were previously entered into with Pechanga and Soboba and those agreements will be extended to cover the Modified Project site.

Therefore, the conclusions presented in the prior EIRs remain unchanged. No new or more severe impacts would occur as a result of the Modified Project, and impacts remain less than significant.

c) The prior EIRs determined portions of the original Arantine Hills SP boundary are shown as a high paleontological sensitivity area, requiring the presence of a qualified paleontological monitor during excavation and grading within native soils that have the potential to contain paleontological resources. An updated cultural resources report prepared the Modified Project reached the same conclusions.

Therefore, the conclusions presented in the prior EIRs remain unchanged. No new or more severe impacts would occur as a result of the Modified Project, and impacts remain less than significant.

d) The prior EIRs did not identify any evidence suggesting the Specific Plan Area was used in the past for human burials. The updated Cultural Resources Report prepared by Duke CRM reaches the same conclusion for the Modified Project site. Monitors will be present during grading and if human remains are discovered, protocol is in place to stop grading activities and recover the remains properly with Native American tribe oversight.

Therefore, the conclusions presented in the prior EIRs remain unchanged. No new or more severe impacts would occur as a result of the Modified Project, and impacts remain less than significant.

Conclusion: The changes associated with the Modified Project would not change the cultural resources analysis and conclusions presented in the prior EIRs. A Cultural Resources Report prepared for the Modified Project site justifies these conclusions. Therefore, no changes to the conclusions presented in the prior EIRs are warranted. Mitigation Measures 4.5.6.1A-D, 4.5.6.2A-C remain appropriate, with minor changes to address current conditions, to reduce potential impacts to cultural, archaeological, and paleontological resources. No new impacts or intensification of previously identified impacts would occur with the Modified Project and impacts remain less than significant.

2.6 Geology and Soils

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The prior EIR concluded geologic and geotechnical impacts would be less than significant with mitigation. The Modified Project would increase the boundary of the Arantine Hills SP to the west within the same vicinity and geologic structure.

A geotechnical evaluation was prepared for the Modified Project site, which is included as Appendix D (LGC Geotechnical Inc., April 2018, "Preliminary Geotechnical Evaluation for Proposed Lower McMillan Parcel"). That report included a review and evaluation of the previous geotechnical studies used by the prior EIRs. The conclusions presented in the 2018 LGC Preliminary Geotechnical Report are consistent with the findings in the prior EIRs as follows:

-
- The Modified Project site is underlain by alluvial soils. Near surface soils will require removal and recompaction to be suitable for development.
 - Groundwater was not encountered during exploration to depths of 50 feet.
 - The Modified Project site is not located within a State of California Earthquake Fault-Rupture Zone.
 - The main seismic hazard is ground shaking from one of the active regional faults, which can be mitigated through compliance with building code standards.
 - The potential for post construction liquefaction and liquefaction-induced dynamic settlement is considered very low.
 - The on-site soils have very low to low expansion potential.

The Preliminary Geotechnical Report prepared for the Modified Project site confirmed the conclusions in the prior EIRs that the Modified Project site is feasible for construction without significant geotechnical hazards and no new mitigation measures are required.

a) i) – iv) As presented in the Preliminary Geotechnical Report prepared for the Modified Project site the conclusions presented in the prior EIRs remain unchanged. The Modified Project site remains outside of the Alquist-Priolo Earthquake Fault Zone, the underlying geology remains the same, and the Modified Project does not increase or alter the potential risks from fault rupture, seismic shaking, liquefaction, or landslides.

b) The Modified Project would not increase the risk of top soil loss or erosion. The Modified Project site would be graded and landscaped. During construction, the Modified Project site is subject to the requirements of a NPDES General Construction Permit, which requires Best Management Practices (BMPs) to prevent erosion or soil loss during construction.

c) The stability of the geologic unit underlying the Approved Project was analyzed in the prior EIRs, and confirmed in the geotechnical report prepared for the Modified Project site. The changes associated with the Modified Project would not change the stability of the underlying geologic unit. The recommendations in the geotechnical report would remain in place for development of the Modified Project site to ensure geologic stability.

d) As documented in the geotechnical report, based on preliminary laboratory test results, the majority of onsite soils on the Modified Project site are anticipated to have “Very Low” to “Low” expansion potential. Final design expansion potential must be determined at the completion of grading.

e) Septic tanks are not proposed as part of the Modified Project.

Conclusion: The changes in design associated with the Modified Project would not change the geology and soils analysis included in the prior EIRs. Therefore, no changes to the conclusions presented in the prior EIRs are warranted. Mitigation Measures 4.6.6.1A-F and 4.6.6.2A remain applicable, without changes, to reduce potential impacts from grading the Modified Project site. No new impacts or intensification of previously identified impacts would occur with the Modified Project.

2.7 Greenhouse Gas Emissions

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

Discussion: The prior EIRs determined buildout of the Arantine Hills SP would have a less than significant Greenhouse Gas (GHG) impact because through mitigation measures Business As Usual (BAU) emissions would be reduced by 31.5 percent, which exceeds the 25 percent reduction necessary to demonstrate consistency with the City’s Climate Action Plan (CAP). As a result, the prior EIRs also concluded the Arantine Hills SP would be consistent with adopted plans and policies designed to reduce GHG emissions.

According to the prior EIRs, CO₂e Emissions are dominated by operations. The Supplemental EIR states, “More than 80 percent of the total energy consumption takes place during the use of buildings and less than 20 percent is consumed during construction.” The Modified Project would increase the area of the Arantine Hills SP, but not increase the number of dwelling units or change the type of dwelling units. Therefore, operational GHG emissions would remain unchanged. Furthermore, vertical construction emissions, including architectural coatings, would also remain unchanged because the Modified Project does not increase the intensity of development. The increase in the Arantine Hills SP boundary as a result of the Modified Project would require grading of an additional 20 acres of land that would contribute to GHG emissions.

According to the Urban Crossroads letter dated April 5, 2018 and titled, Arantine Hills Specific Plan Amendment No. 2 Air Quality and Greenhouse Gas Assessment, “the changes proposed in amendment number two of the Arantine Hills SP would be less than or equal to the original findings and a less than significant impact would occur.” This conclusion is based on the fact that the more than 6 percent excess reduction in BAU emissions (31.5 percent reduction compared to 25 percent threshold), is more than sufficient to offset the minor increase in grading emissions associated with the Modified Project.

Therefore, the proposed changes associated with the Modified Project would not change the conclusions in the GHG analysis in the prior EIRs.

a) The prior EIRs determined that development of the Modified Project site would result in less than significant GHG emissions because through mitigation measures, BAU emissions would be reduced by 31.5 percent, which exceeds the 25 percent reduction necessary to demonstrate consistency with the City’s Climate Action Plan (CAP). The proposed changes that constitute the project would not change the intensity of construction or operation, therefore, no changes to the

assumptions used in the GHG analysis that could change the results would occur as a result of the Modified Project.

b) The proposed revisions to the project would not change the intensity of development, such that new GHG impacts would occur, resulting in a conflict with adopted policies. As demonstrated in the prior EIRs and confirmed through the GHG assessment (2018), the Modified Project remains consistent with adopted policies and regulations.

Conclusion: The changes in design associated with the Modified Project would not change the GHG analysis included in the prior EIRs. The development intensity remains unchanged, and sufficient excess reduction in BAU emissions accounts for the grading associated with the Modified Project. Therefore, no changes to the conclusions presented in the prior EIRs are warranted. Mitigation Measures 4.7.6.1A-B remain applicable, without changes, to further reduce impacts. No new impacts or intensification of previously identified impacts would occur with the Modified Project, and impacts remain less than significant.

2.8 Hazards and Hazardous Materials

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The prior EIRs concluded through the preparation of a Phase I Site Assessment that potential Hazards and Hazardous Waste impacts would be less than significant. The prior EIRs also concluded the land use mix of residential and commercial land uses did not create a significant risk of exposure to hazardous materials. The Supplemental EIR stated, “Therefore,

land uses with the potential to generate hazardous materials (commercial, residential, and mixed-use) have either remained the same or decreased since the Specific Plan was approved.”

The Modified Project would adjust the Arantine Hills SP boundary to the west and add 20 acres of developable area to the Arantine Hills SP and 11 acres of open space. A Phase I Environmental Site Assessment was prepared for the Modified Project site and is included in Appendix E (EEI Engineering Solutions, on April 2018, “Phase I Environmental Site Assessment, Proposed Residential Development, Arantine Hills Residential Development Lower Mcmillan”) to assess the presence or likely presence of any hazardous substances or petroleum products in, on, or at the Modified Project site. EEI conducted data base searches and a site visit and determined there is no evidence of recognized environmental conditions (RECs) in connection with the Modified Project site.

Therefore, the Modified Project would not change the conclusions in the prior EIRs.

a–c) The design changes associated with the Modified Project would not introduce new land uses not previously analyzed in the prior EIRs, therefore, no new transport, use, or potential release of hazardous materials would occur as a result of the Modified Project.

d) The prior EIRs and the Phase I Environmental Site Assessment prepared for the Modified Project site determined the site is not included on a list of hazardous materials sites and does not pose a risk to the public. No significant impacts would occur as a result of the Modified Project.

e–f) The project site is not located in an airport land use plan or near a private or public airstrip. The Modified Project would not change these findings.

g) The roadway circulation patterns and land use patterns remain the same as analyzed in the prior EIRs, therefore no changes to emergency access routes or evacuation routes would occur as a result of the Modified Project.

h) The Modified Project would extend the Arantine Hills SP boundary farther west, resulting in a revised exposure to wildland fires. A new Fuel Modification Plan and Fire Master Plan have been prepared and approved by the City of Corona Fire Department and is included in Arantine Hills SPA No. 2. The new Fuel Modification and Fire Master Plan reduce the risk to wildland fire through vegetation modification, defensible space, radiant heat barriers, and building design. No new or more severe impacts would occur as a result of the boundary change associated with the Modified Project.

Conclusion: The prior EIRs concluded the development of the project site would result in less than significant impacts from hazards and hazardous materials with implementation of mitigation measures. The Phase I Environmental Site Assessment (Appendix E) and approval of a new Fuel Modification Plan and Fire Master Plan (included in Arantine Hills SPA No. 2) by the City Fire Department confirmed the conclusions and findings presented in the prior EIRs. Mitigation Measures 4.8.6.1B-F and 4.8.6.2A remain applicable, with minor changes, to further reduce impacts. No new impacts or intensification of previously identified impacts would occur with the Modified Project, and impacts remain less than significant.

2.9 Hydrology and Water Quality

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in flooding- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 above pre-development condition in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
j) Cause inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Deposit sediment and debris materials within existing channels obstructing flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Exceed the capacity of a channel and cause overflow during design storm conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Adversely change the rate, direction or flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n) Have an impact on groundwater that is inconsistent with a groundwater management plan prepared by the water agencies with the responsibility for groundwater management?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o) Cause a significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p) Create or contribute runoff water which would generate substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
q) Substantially degrade water quality by discharge which affects the beneficial uses (i.e. swimming, fishing, etc.) of the receiving or downstream waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
r) Increase in any pollutant for which the receiving water body is already impaired as listed on the Clean Water Act Section 303(d) list?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The Modified Project includes an adjustment to the boundary of the Arantine Hills SP resulting in an adjustment to the mix and location of some of the land uses, but no change to the number of dwelling units allowed by the Specific Plan. The adjustment to the Arantine Hills SP boundary places existing vacant land within the Arantine Hills SP and planned for development. The change from vacant to developed land necessitates additional storm water and water quality facilities.

The Modified Project also includes widening and restoring Bedford Canyon Wash along the frontage of the modified Modified Project site, consistent with the widened and restored Bedford Canyon Wash within the original Arantine Hills SP boundaries. The widening of Bedford Canyon Wash will increase the Wash’s capacity to handle storm flows. A shallow debris basin at the upstream end is designed to capture large boulders that could cause damage downstream, while allowing for sediment to pass through. The design also includes rip rap bank protection and grade control structures to minimize erosion and/or damage during storm events.

Hydraulic and sediment transport studies were prepared for the Modified Project and are included in Appendix F). The studies include a HEC-RAS model and a sediment transport model to determine the performance of the Wash during various storm events. The studies confirm the widened and restored Bedford Canyon Wash can accommodate 100-year storm flows with three feet of additional freeboard and without erosion or other damage. The studies also confirm the movement of sediment through the system, without substantial aggregation or degradation that could lead to a blockage of storm flows or erosion downstream.

Within the development area, the Modified Project includes a series of storm drains that outlet into a combination water quality and detention basin in the eastern portion of the Modified Project site, adjacent to Bedford Canyon Wash. Storm flows from the Modified Project site would be captured and detained, such that peak flows in the developed condition would not exceed peak flows in the existing condition. Furthermore, the basin would provide vegetative water quality treatment for low flow conditions consistent with the MS4 water quality requirements. The basin would outlet into Bedford Canyon Wash through a storm drain pipe.

Appendix F includes a hydrology and hydraulic analysis of the storm drain facilities and detention basin within the Modified Project site development area. Appendix G includes a Preliminary Water Quality Management Plan, which details the Modified Project site's water quality treatment features.

The storm water and water quality features included in the Modified Project are similar to those included in the original Arantine Hills SP. Furthermore, the plan to widen and restore Bedford Canyon Wash matches the design implemented as part of the original Arantine Hills SP. As such, the analysis presented for the Modified Project is consistent with the analysis presented in the prior EIRs. Therefore, the conclusions presented in the prior EIRs remain unchanged and no new or more severe impacts would occur as a result of the Modified Project.

a, f, o-r) The Modified Project site drains into Bedford Canyon Wash. An updated Preliminary WQMP, which includes treatment BMPs, has been prepared to demonstrate compliance with MS4 water quality requirements. Furthermore, during construction, the Modified Project would be required to comply with NPDES and SWPPP requirements to prevent runoff or discharge from the Modified Project site during construction. Therefore, no new or more severe water quality impacts would occur as a result of the Modified Project.

b, n) The Modified Project would adjust the boundary of the Arantine Hills SP to include approximately 20 acres of previously farmed land into the development area. The Modified Project site has not been used for groundwater recharge; however, the vacant condition of the site would facilitate infiltration as allowed by the on-site geology. Development of the Modified Project site would convert the area to primarily impervious, similar to the conversion of the remainder of the Arantine Hills SP as analyzed in the prior EIRs. The Modified Project area drains to Bedford Canyon Wash, which has been widened and restored with a natural bottom. The widening of Bedford Canyon Wash will slow the velocity of storm flows and its alluvial geologic structure is conducive to groundwater recharge. Therefore, the analysis presented in the prior EIRs would apply to the Modified Project because the conditions remain the same. No new or more severe impacts would occur as a result of the Modified Project.

c–d) The Modified Project would not change the drainage patterns on the Modified Project site from the existing condition. Storm flows would continue to outlet into Bedford Canyon Wash in the eastern portion of the site. The Modified Project proposes a detention basin in the eastern portion of the site to capture and hold storm flows to reduce the peak discharge to below existing conditions. The widened and restored Bedford Canyon Wash has sufficient capacity to accommodate the storm flows from the Modified Project site. This design is consistent with the design of the original Arantine Hills SP, which captures storm flows in a basin located in the eastern portion of the site and discharges those flows into Bedford Canyon Wash. Therefore, the Modified Project would not change the analysis or conclusions presented in the prior EIRs and would not cause new or more severe impacts.

e) The Modified Project would not change the drainage patterns on the Modified Project site from the existing condition. Storm flows would continue to outlet into Bedford Canyon Wash in the eastern portion of the site. The Modified Project proposes to capture storm flow into a storm drain system that outlets into a detention basin in the eastern portion of the site. The detention basin is designed with sufficient capacity to capture and hold storm flows to reduce the peak discharge to below existing conditions. The widened and restored Bedford Canyon Wash has sufficient capacity to accommodate the storm flows from the modified Modified Project site. This design is consistent with the design of the original Arantine Hills SP, which captures storm flows in a basin located in the eastern portion of the site and discharges those flows into Bedford Canyon Wash. Therefore, the Modified Project would not change the analysis or conclusions presented in the prior EIRs and would not cause new or more severe impacts.

g–h) The prior EIRs analyzed the lack of floodplain mapping for the original Arantine Hills SP boundary, including the Modified Project site. The lack of floodplain mapping resulted in the need for the Developer to process a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) to document the Arantine Hills SP is located outside of the 100-year floodplain. The Modified Project site has the same circumstances and requires the same processing of a CLOMR and LOMR. Therefore, the Modified Project would not change the analysis or conclusions presented in the prior EIRs and would not create new or more severe impacts.

i) The Modified Project site is not located below a levee or dam; thus, no impacts would occur. The prior EIRs analyzed the potential for flood plain inundation from Lake Mathews and determine the impacts were less than significant. The Modified Project would not change this conclusion.

j) The Modified Project site is not located in an area susceptible to impacts from tsunami or seiche; thus, no impacts would occur. The risk of mudflow is associated with geotechnical stability. As presented in the prior EIRs and Section 2.6 of this Addendum, the Modified Project would not change the stability of the Modified Project site or create a new condition that would increase the risk of mudflow.

k) The hydraulic and sediment transport studies prepared for the Modified Project include a HEC-RAS model and a sediment transport model to determine the performance of the Wash during various storm events. The studies confirm the widened and restored Bedford Canyon Wash can accommodate 100-year storm flows with three feet of additional freeboard and without

erosion or other damage. The studies also confirm the movement of sediment through the system, without substantial aggregation or degradation that could lead to a blockage of storm flows or erosion downstream. An upstream debris basin is designed to capture the large debris that could cause damage downstream, while allowing for natural sediment movement through the Wash. No new or more severe impacts would occur as a result of the Modified Project.

l-m) The Modified Project would not change the drainage patterns on the Modified Project site from the existing condition. Storm flows would continue to outlet into Bedford Canyon Wash in the eastern portion of the site. The Modified Project proposes a detention basin in the eastern portion of the site to capture and hold storm flows to reduce the peak discharge to below existing conditions. The widened and restored Bedford Canyon Wash has sufficient capacity to accommodate the storm flows from the modified Modified Project site. This design is consistent with the design of the original Arantine Hills SP, which captures storm flows in a basin located in the eastern portion of the site and discharges those flows into Bedford Canyon Wash. Therefore, the Modified Project would not change the analysis or conclusions presented in the prior EIRs and would not cause new or more severe impacts.

Conclusion: The Modified Project would change the boundary of the Arantine Hills SP resulting in an adjustment to the mix and location of some of the land uses, but no change to the number of dwelling units allowed by the Specific Plan. The boundary adjustment would require the addition of new storm drain facilities within an existing undeveloped area. Since the Modified Project is an extension of the original Arantine Hills SP, the new storm drain facilities, water quality and detention basin, and widening of Bedford Canyon Wash have the same design as included in the original Arantine Hills SP. Therefore, the analysis and conclusions found in the prior EIRs remain unchanged for the Modified Project. This has been confirmed through the preparation of a hydrology and hydraulic analysis of the storm drain facilities and detention basin within the development area and Preliminary Water Quality Management Plan, which details the project's water quality treatment features, by Hunsaker and Associates (Appendix F and G), as well as Hydraulic and sediment transport studies (also in Appendix F). Mitigation Measures 4.9.6.1A-C, 4.9.6.2A, 4.9.6.3A, 4.9.6.4A-B remain applicable and unchanged and have been carried forward to the Modified Project in this Addendum. Therefore, no new impacts or intensification of previously identified impacts would occur with the Modified Project.

2.10 Land Use and Planning

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially conflict with on-site or adjacent land use due to project-related significant unavoidable indirect effects (e.g., noise, aesthetics, etc.) that preclude use of the land as it was intended by the General Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) of which the City of Corona is a participant?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The prior EIRs analyzed the initial land use change to allow residential and commercial uses within the Arantine Hills SP. The Supplemental EIR analyzed further refinements of the land use plan through the Arantine Hills SP First Amendment. The prior EIRs concluded the land use changes would be less than significant.

The changes associated with the Modified Project require a General Plan Amendment, Development Agreement amendment, and Specific Plan Amendment to adjust the boundaries of the Arantine Hills SP. The analysis of those changes remains consistent with the analysis in the prior EIRs. The proposed boundary adjustment affects a small area adjacent to the original Arantine Hills SP boundary and provides for a continuation of previously approved land uses.

a) The Modified Project includes a change to the Arantine Hills SP boundary to the west, adjacent to the Eagle Glen Golf Club. Existing residential in the Eagle Glen neighborhood exists to the north and rural residential exists to the south. No connections are provided between those two residential areas. Therefore, the boundary adjustment associated with the Modified Project would not physically divide an existing community. No significant impacts would occur as a result of the Modified Project.

b, c, d) The Modified Project site is zoned Agriculture on the City of Corona’s Zoning Map. The Modified Project site is also designated Agriculture on the City of Corona’s General Plan Map. The prior EIR’s found the change from Agricultural land use and zoning designations to Arantine Hills Specific Plan to be less than significant because the General Plan also states the purpose of the designation is to “...allow for the continued production of agricultural lands as interim uses preceding urban development and/or as a long-term use.” The City’s General Plan

further states on Page 83 for the Cajalco Road-Interstate 15/McMillan Site, “The Land Use Element designates these lands consistent with their current use and provides for the future consideration of urban uses that would complement development located on adjoining properties.”

Similar to the conclusions in the prior EIRs, the existing land use regulations for the Modified Project site contemplate future development as outlined within the General Plan. Furthermore, the Modified Project is consistent with the objective to consider urban uses that complement development located on adjoining properties. The adjoining property to the Modified Project site is the Arantine Hills Specific Plan, and the Modified Project proposes a continuation of land uses approved in the Arantine Hills Specific Plan, consistent with the stated objective to consider urban uses that complement development located on adjoining properties. Therefore, land uses proposed as part of the Modified Project would remain consistent with surrounding land uses.

The City of Corona General Plan Policy 1.22.1 states, “Allow for the continued use of the McMillan property for agricultural uses, in accordance with the Land Use Plan’s designation and applicable design and development polices.” The Modified Project would not preclude or prevent the use of the remainder of the McMillan Property, approximately 127.35 acres, for agricultural purposes, consistent with this policy. Therefore, the proposed change in land use as a result of the Modified Project is consistent with the analysis in the prior EIRs and results in a less than significant impact.

The Modified Project site is located within the Temescal Canyon Area Plan of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The Modified Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Modified Project site is not located in survey areas for Narrow Endemic Plants, Amphibians, Mammals, or Special Linkage areas. The Modified Project site is located within the Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2. The Modified Project site was surveyed and assessed for Riparian and Riverine Areas (Section 6.1.2) and Western Burrowing Owl Survey Area (Section 6.3.2). Protocol BUOW surveys were conducted and no BUOW were found on the Modified Project site. A Consistency Analysis and a Determination of Biologically Equivalent or Superior Preservation (DBESP) have been prepared, and both documents conclude consistency with MSHCP objectives as a result of the Modified Project.

Conclusion: The changes associated with the Modified Project require a General Plan Amendment, Development Agreement amendment, and Specific Plan Amendment to adjust the boundaries of the Arantine Hills SP. The analysis of those changes remains consistent with the analysis in the prior EIRs, because the prior EIRs analyzed the initial change from Agriculture to Specific Plan and determined the impacts would be less than significant. The proposed boundary adjustment affects a small area adjacent to the original Arantine Hills SP boundary and provides for a continuation of previously approved land uses. Therefore, no new or more severe impacts would occur as a result of the Modified Project; no mitigation is required; and the impacts remain less than significant.

2.11 Mineral Resources

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The prior EIRs concluded that development of the original Arantine Hills SP would not cause a loss in mineral resource recovery. The area was zoned for Agriculture and not mineral recovery and there were no known plans for mineral recovery within the Arantine Hills SP area.

The Modified Project would adjust the Arantine Hills SP boundary to the west, incorporating approximately 20 acres of developable area. The area is also zoned for Agriculture and not mineral recovery. There are also no known plans for mineral recovery within the Modified Project site.

a) Consistent with the findings in the prior EIRs, no known mineral resources are located on the Modified Project site. Therefore, no new or more severe impacts would occur as a result of the Modified Project.

b) The Modified Project site is designated Agriculture and not mineral recovery. Therefore, no loss of mineral resources identified on any City land use maps would occur as a result of the Modified Project.

Conclusion: The Modified Project would not change the analysis or conclusions found in the prior EIRs and would not result in any new or more intense impacts related to mineral resources. Impacts would remain less than significant as a result of the Modified Project.

2.12 Noise

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
NOISE. Would the project result in:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Project traffic will cause a noise level increase of 3 dB or more on a roadway segment adjacent to a noise sensitive land use. Noise sensitive land uses include the following: residential (single-family, multi-family, mobile home); hotels; motels; nursing homes; hospitals; parks, playgrounds and recreation areas; and schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) The resulting “future with project” noise level exceeds the noise standard for sensitive land uses as identified in the City of Corona General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Exceeds the stationary source noise criteria for the City of Corona as specified by the noise standards set forth in the Corona Municipal Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The prior EIRs analyzed potential construction, operation, and vibration noise associated with development of the Approved Project and determined impacts would be less than

significant with mitigation. The changes associated with the Modified Project would not change the analysis included in the prior EIRs.

The Modified Project would adjust the Arantine Hills SP boundary to the west, closer to the Eagle Glen Golf Club. Noise impacts can occur from construction operations, including vibration noise, and from operations. A noise assessment was prepared for the Modified Project and is included in Appendix H (Urban Crossroads, April 5, 2018, “Arantine Hills Specific Plan Amendment No. 2 Noise Assessment”). Regarding construction noise, including vibration, the report states, “Further, construction noise levels analyzed in the *Arantine Hills Modified Project Noise Impact Analysis* (April 9, 2015) were based on the conservative distance from each receiver location to the Approved Project site boundary, and the additional Planning Area 17 construction activity would occur at greater distances than those previously analyzed.” Therefore, no new or more severe noise impacts, including vibration, would occur from the Modified Project.

Operational noise in residential neighborhoods occurs from vehicle traffic. The Modified Project does not increase the amount of residential dwelling units and therefore, the traffic generated by the Modified Project would remain the same as analyzed in the prior EIRs. Since no increase in traffic would occur, operational noise impacts as a result of the Modified Project would remain as analyzed in the prior EIRs.

a–d) As stated in the Noise Assessment, the analysis in the prior EIRs was very conservative and assumed construction activities closer to sensitive receptors than would occur during construction of the Modified Project. Therefore, construction noise and vibration impacts would remain consistent with those analyzed in the prior EIRs. The analysis presented in the prior EIRs remains valid and no changes would occur to potential short-term construction noise and vibration impacts, as well as long-term operational impacts, as a result of the Modified Project.

e–f) The Modified Project site is not located near a public or private airport or airstrip, therefore the Modified Project would not alter the analysis or conclusions in the prior EIRs.

g–i) The changes associated with the Modified Project are minor and would not change the overall number of dwelling units allowed by the Specific Plan. Therefore, operational and stationary source noise levels as a result of the Modified Project would remain the same as analyzed in the prior EIRs.

Conclusion: While the Modified Project would adjust the Arantine Hills SP boundary to the west, the boundary adjustment would not cause construction activities to occur closer to sensitive receptors in comparison to the prior EIRs. Therefore, no new or more several construction noise or vibration impacts would occur. The Modified Project does not change the intensity of development approved by the Arantine Hills SP or change the approved land uses. Therefore, the Modified Project would not increase the amount of operational noise above that analyzed in the prior EIRs.

Mitigation Measures 4.12.6.1A, 4.12.6.2A, and 4.12.6.3A remain applicable and unchanged. Therefore, no new impacts or intensification of previously identified impacts would occur with the Modified Project and impacts remain less than significant.

2.13 Population and Housing

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The Modified Project would not increase population beyond what was analyzed in the prior EIRs. The Modified Project includes an adjustment of the Arantine Hills SP boundary and does not include an increase in the number of dwelling units.

a) The Modified Project would not change or increase the population beyond that analyzed in the prior EIRs. Therefore, no new impacts or intensification of impacts would occur as a result of the Modified Project.

b) No housing currently exists on the Modified Project site; therefore, no displacement of existing housing would occur as a result of the Modified Project.

c) No housing currently exists on the Modified Project site; therefore, no displacement of existing housing would occur as a result of the Modified Project.

Conclusion: The Modified Project would not change the intensity of development, including the number of permitting dwelling units. Therefore, no additional population or housing would be created as part of the Modified Project, and no new impacts or intensification of previously identified impacts would occur as a result of the Modified Project.

2.14 Public Service

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

Discussion: The Modified Project would not increase population beyond what was analyzed in the prior EIRs. The Modified Project includes an adjustment of the Arantine Hills SP boundary and does not include an increase in the number of dwelling units. Therefore, the Modified Project would not cause any new or more intense impacts on public facilities.

a) The demand on public services is directly related to development intensity and mix of land uses. The Modified Project would slightly modify the mix of land uses from what was analyzed in the prior EIRs. Therefore, no new or more severe impacts as a result of the Modified Project would occur associated with the demand for public services.

Conclusion: The changes associated with the Modified Project pertain to a boundary adjustment resulting in an adjustment to the mix and location of some of the land uses, but no change to the number of dwelling units allowed by the Specific Plan. Therefore, no additional demands on public services would be created as part of the Modified Project, and no new impacts or intensification of previously identified impacts would occur. Impacts as a result of the Modified Project would remain less than significant.

2.15 Recreation

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

Discussion: The prior EIRs analyzed potential impacts to recreation facilities from the development of the Arantine Hills Specific Plan. The changes associated with the Modified Project consist of a Specific Plan boundary adjustment and an extension of the land uses already allowed within the Specific Plan with no change to the permitted number of dwelling units. Therefore, the Modified Project would not cause any new or more intense impacts on recreation facilities.

a) The Modified Project would not increase development intensity beyond that analyzed in the prior EIRs and the Modified Project. However, the Modified Project would add 1.2 acres of park to the Specific Plan. .

b) The Modified Project would not increase the number of dwelling units, but it does add 1.2 acres to the project's park land increasing the Specific Plan's park acreage from 8.7 acres to 9.9 acres. Therefore, no new impacts would occur.

Conclusion: The changes associated with the Modified Project affect the boundary of the Arantine Hills SP resulting in an adjustment to the mix and location of some of the land uses, but no change to the number of dwelling units allowed by the Specific Plan. Therefore, no additional demands on recreation would be created as part of the Modified Project, and no new impacts or intensification of previously identified impacts would occur.

2.16 Transportation/Traffic

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: A Traffic Impact Analysis (TIA) was prepared in September 2015 for the Arantine Hills SPA No. 1 and was included in the Supplemental EIR. The 2015 TIA analyzed the traffic impact associated with constructing 1,806 dwelling units (1,054 single-family detached units, 567 multi-family attached dwelling units, and 185 senior housing residential units) and 80,000 square feet of retail uses. The TIA analyzed both the 2017 plus project condition and the 2035 plus project condition to determine impacts in the near-term and long-term conditions.

The prior TIA and Supplemental EIR included a long list of local roadway traffic improvements required by the Developer. At the time of the Supplemental EIR, the Riverside County Transportation Commission (RCTC) had plans in engineering design to reconstruct the I-15/Cajalco interchange, including a new Cajalco bridge crossing and new freeway ramps. Although the Supplemental EIR acknowledged that the Developer would advance the total cost

for the construction of the I-15/Cajalco interchange improvements, the timing of the start and end of construction were uncertain.

The Supplemental EIR concluded that all traffic improvements would ultimately mitigate traffic impacts to less than significant once installed. However, because the timing of those improvements, both on local roadways and at the freeway interchange, were uncertain, the Supplemental EIR determined traffic impacts would be significant and unavoidable until those improvements were installed.

The Modified Project adjusts the boundary of the Arantine Hills SP but does not increase development intensity. The number of dwelling units and commercial square footage remain as analyzed in the Supplemental EIR. While there is no increase in development intensity, the Modified Project would adjust the mix and location of some of the dwelling units. According to the Traffic Assessment prepared for the Modified Project, for the residential portion only¹, the Modified Project would generate 13,434 daily trips, slightly less than the 13,471 average daily vehicle trips estimated for the Approved Project. Similarly, the Traffic Assessment confirmed the A.M and P.M. peak hour trip generation attributable to the Modified Project would also be slightly reduced in comparison to the Approved Project. However, the transfer of dwelling units to different locations within the modified Arantine Hills SP boundary could affect trip distribution patterns resulting in new traffic impacts. To determine whether the shift in location of dwelling units would cause a traffic impact, a traffic assessment was conducted (Urban Crossroads, Arantine Hills Specific Plan Amendment No. 2 Traffic Assessment, November 2018, included as Appendix I).

The November Traffic Assessment updates a prior traffic study submitted to the City in September 2018. The analysis illustrates how modifying the densities within the Modified Project shifts traffic patterns outside the Specific Plan boundary, including further shifts in traffic attributable to the Modified Project as currently proposed in comparison to the first version presented to the Planning Commission on October 22, 2018. With the intensification of the south-westerly end of the project, more trips are expected to use the Clementine Way project entrance along Eagle Glen Parkway. Consequently, the project entrance at Bedford Canyon Road has a comparative reduction in trips accessing the project. The overall trip generation by the Modified Project has a net reduction of 100 trips in comparison to the Approved Project. However, the Modified Project as analyzed in the November Traffic Assessment results in an intensification of the south-western end of the site in comparison to the Approved Project, as well as the prior version of the Modified Project as analyzed in the September Traffic Assessment. This change results in additional traffic volumes on Eagle Glen Parkway between Clementine Way and Bedford Canyon Road. Consequently, Master Drive is expected to see a slight increase in the number of trips over and above those shown in the September Traffic Assessment and as well as the prior studies conducted for the Approved Project. These trips equate to less than 10 trips per day in each of the morning and afternoon peak hours and not more than 100 trips on average per day. This quantity of traffic volume change will not require additional mitigation beyond that already assessed on the Approved Project because the levels of

¹ The Modified Project only changes the residential unit mix and the commercial stays the same. Therefore, the traffic analysis primarily focuses on whether the change in residential mix causes a new or more intense traffic impact.

service on the Masters Drive intersections will not change. Bedford Canyon Road is expected to see a relative slight decrease in traffic volumes for the same reason. In summary, the changes in density and associated traffic impacts are already accounted for in previous mitigation measures and thus no additional mitigation is required for the proposed Modified Project.

At the time of the 2018 Traffic Assessment, the I-15/Cajalco interchange improvements had begun construction. The interchange remains operational, but construction has altered traffic patterns. The start of construction of the interchange improvements has also preceded housing construction within the Arantine Hills SP, which was an unknown at the time of the Supplemental EIR.

The 2018 Traffic Assessment includes new traffic counts at 17 intersections to provide an updated baseline condition. The Modified Project results in a slight decrease in the number of trips generated. The Modified Project has also altered the distribution of those trips because of the shift in dwelling units between planning areas.

The 2018 Traffic Assessment analyzed potential impacts from shifting dwelling units among planning areas on traffic conditions in 2035. The same roadway improvements identified in the prior TIA remain a project requirement and are assumed in the traffic modeling. Table 5 in the 2018 Traffic Assessment summarizes the intersection analysis for 2035 conditions with the Modified Project and Table 6 summarizes the roadway segment conditions under the same circumstances. As shown in both tables, with implementation of the interchange and intersection improvements included in the prior TIA and Supplemental EIR, acceptable levels of service for both study area intersections and roadway segments would occur with the Modified Project.

Therefore, the Modified Project does not cause any new or more severe traffic impacts, or the need for new mitigation, resulting from shifting dwelling units among planning areas. The conclusions presented in the Supplemental EIR remain the same for the Modified Project; significant unavoidable traffic impacts could occur due to the timing of roadway and intersection improvements. The mitigation measures for the Modified Project requiring roadway improvements would also remain the same without modification.

a, b) The 2018 TIA prepared for the Arantine Hills SPA No. 2 confirms the shift of dwelling units between planning areas as part of the Modified Project would not result in new or more severe traffic impacts. Therefore, the analysis and conclusions presented in the prior EIRs remain unchanged and applicable to the Modified Project.

c) Development of the Modified Project site would not impact air traffic or air travel; therefore, the changes associated with the Modified Project would also not cause a new or more severe impact.

d) The Modified Project expands the Arantine Hills SP boundary to the west and shifts dwelling units between planning areas. The development planned in the Modified Project site is an extension of the Arantine Hills SP and relies on the same development standards, including street design, approved for the Arantine Hills SP. The design of the Modified Project has been reviewed by the project traffic engineer and City's engineering department for inconsistencies

with design standards and hazardous conditions, and none have been identified. Therefore, the Modified Project would not create new hazardous conditions or incompatible land uses.

e) The number of dwelling units and points of access remain the unchanged with the Modified Project. Furthermore, the City of Corona Fire Department has approved the Fire Master Plan for the Modified Project, indicating sufficient emergency access would be provided. Therefore, no new impacts would occur as a result of the Modified Project.

f) The Modified Project would not affect the planned roadway system, including lane configuration and design, bicycle facilities, bus routes, and pedestrian circulation. No new impacts would occur as a result of the Modified Project.

Conclusion: The changes associated with the Modified Project do not alter development intensity or approved land uses. Therefore, no changes in the amount of trip generation would occur. The Modified Project would shift the number of dwelling units between planning areas, resulting in a minor change in traffic distribution patterns. The 2018 TIA prepared for the Arantine Hills SPA No. 2 confirms the shift of dwelling units between planning areas as part of the Modified Project would not result in new or more severe traffic impacts. Furthermore, the changes included as part of the Modified Project would not significantly change the street layout, design, or connection points such that new or more severe impacts would occur. Mitigation measures 4.16.6.1A, 4.16.6.2A, 4.16.6.3A-C, and 4.16.6.4A remain applicable without changes. Therefore, the Modified Project would not create new or more severe traffic impacts, or change the conclusions in the prior EIRs. No new mitigation is required as a result of the Modified Project.

2.17 Utilities and Service Systems

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Authority shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Although the Modified Project would adjust the boundary of the Arantine Hills SP and adjust the mix and location of some of the dwelling units, the Modified Project does not increase the intensity of development. Therefore, the Modified Project would not increase the demand on utility systems.

The prior EIRs analyzed the increase in demand on waste water treatment and domestic water, and concluded that with mitigation, the Arantine Hills SP would have less than significant

impacts. Those mitigation measures identified in the prior EIRs remain applicable to the Modified Project.

Since the Modified Project includes a boundary adjustment to the Arantine Hills SP, additional area that is currently vacant will be developed for residential uses. Therefore, the Modified Project includes additional storm drain and water treatment facilities. Stormwater will be captured and treated in a combination detention and water quality basin prior to discharge into Bedford Canyon Wash. Bedford Canyon Wash, which has been widened and restored downstream of the Modified Project site, will also be widened and restored along the Modified Project frontage. Bedford Canyon Wash has sufficient capacity to accommodate the additional runoff from the Modified Project site without causing impacts downstream.

Therefore, the minor changes associated with the Modified Project would not change the conclusions presented in the prior EIRs.

a–b and e) The demand for wastewater and domestic water depends on development intensity. The Modified Project would not cause an increase in the number of dwelling units or square footage of commercial uses beyond that analyzed in the prior EIRs. The prior EIRs concluded that with mitigation, wastewater and domestic water capacity is sufficient to accommodate the Arantine Hills SP. Therefore, no new or more severe impacts would occur as a result of the Modified Project.

c) Since the Modified Project expands the boundary of the Arantine Hills SP, the additional area would require an expansion of storm drain and water quality facilities. A combination detention and water quality basin is planned in the eastern portion of the Modified Project site, adjacent to Bedford Canyon Wash. The basin is sized sufficiently to detain the 100-year storm and treat the initial storm flows as required by the MS4 permit. Bedford Canyon Wash has sufficient capacity to accommodate the storm flows from the Modified Project site. Therefore, no new or more severe impacts would occur as a result of the Modified Project.

d) The demand for domestic water depends on development intensity. The Modified Project would not cause an increase in the number of dwelling units or square footage of commercial uses beyond that analyzed in the prior EIRs. The prior EIRs concluded that with mitigation, domestic water capacity is sufficient to accommodate the Arantine Hills SP. Therefore, no new or more severe impacts would occur as a result of the Modified Project.

f–g) Solid waste generation is based on land use and development intensity. The Modified Project would adjust the mix and location of the types of dwelling units, but would not increase the number of dwelling units beyond that analyzed in the prior EIRs. Therefore, the Modified Project would not cause new or more severe impacts from solid waste generation.

Conclusion: The changes associated with the Modified Project are minor. They include adjusting the boundary of the Arantine Hills SP to include 31.8 acres and adjusting the mix and location of land uses and dwelling units; however, no increase in the number of dwelling units allowed by the Specific Plan would occur. The Modified Project would adjust the Arantine Hills SP boundary, requiring additional storm drain and water quality facilities including a new combined detention and water quality basin. The basin has been sized sufficiently to

accommodate the Modified Project and Bedford Canyon Wash has sufficient capacity to accommodate the storm runoff. Therefore, the Modified Project would not create new impacts to utilities or intensify previously identified impacts. Mitigation measures 4.17.6.1A–B would remain applicable without modification and impacts would remain less than significant.

2.18 Mandatory Findings of Significance

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) The Modified Project would not change the biological analysis included in the prior EIRs. The prior EIRs determined impacts to biological resources would be less than significant with mitigation. Mitigation Measures 4.4.5.1A, 4.4.5.2A-B, and 4.4.5.3A-E remain appropriate, with a minor change to remove obsolete information (noted in strikeout), to reduce potential impacts to biological resources. No new impacts or intensification of previously identified impacts would occur with the Modified Project.

b) The Modified Project does not cause any new or more severe short-term or long-term significant impacts. No new or revised mitigation measures are required as a result of the Modified Project and the conclusions presented in the prior EIRs remain unchanged.

c) The Modified Project would not change the permitted land uses, extent of construction activities, or the number of dwelling units allowed by the Specific Plan. Therefore, the short-term construction impacts and long-term operational impacts would remain consistent with the analysis provided in the prior EIRs. There would be no changes to the analysis or conclusions regarding cumulative impacts as a result of the Modified Project. The findings of significance

presented in the prior EIRs would remain without change and without intensification as a result of the Modified Project.

d) The changes associated with the Modified Project are minor. They include modifying the boundary of the Arantine Hills SP to include 31.8 acres and adjusting the mix and location of land uses and dwelling units; however, no increase in the number of dwelling units allowed by the Specific Plan would occur. No new impacts or more severe impacts to human beings, either directly or indirectly, would occur as a result of the Modified Project.