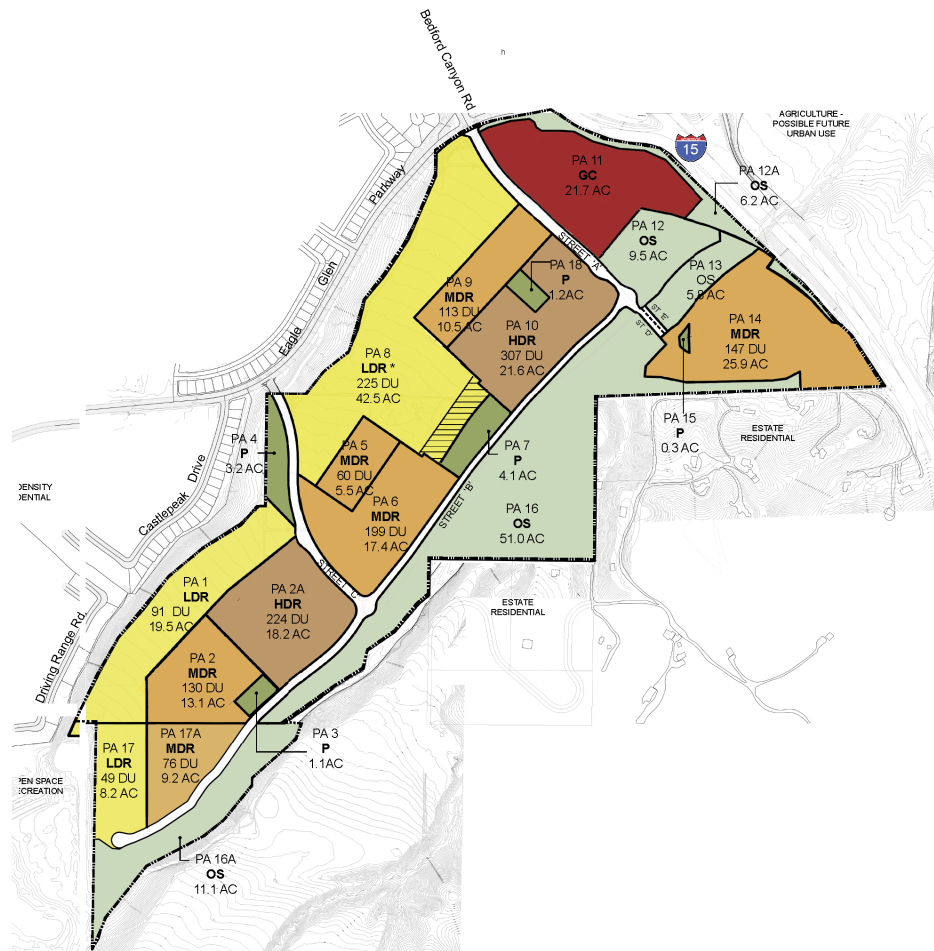


FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

FOR
ARANTINE HILLS SPECIFIC PLAN AMENDMENT NO. 3

SCH NO. 2006091093
CITY OF CORONA, CALIFORNIA



May 2020



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**FINAL
SUPPLEMENTAL ENVIRONMENTAL
IMPACT REPORT**

**FOR
ARANTINE HILLS SPECIFIC PLAN AMENDMENT NO. 3**

**SCH NO. 2006091093
CITY OF CORONA, CALIFORNIA**

Submitted to:

City of Corona
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(951) 736-2434

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Project No. CICOR1901

May 2020



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1.0 INTRODUCTION AND BACKGROUND

1.1 BACKGROUND INFORMATION, APPROVED AND MODIFIED PROJECT SUMMARY

The City of Corona (City) first approved the Arantine Hills Specific Plan (AHSP) in 2012 and certified an Environmental Impact Report (EIR), State Clearinghouse #2006091093. The original EIR was amended in 2016 by Supplemental EIR (SEIR) No. 1, and amended a second time in 2018 by an EIR Addendum. The AHSP as currently approved guides development of up to 1,806 residential dwelling units (dus) on 191.6 acres, 80,000 square feet (sf) of commercial building area on 10.03 acres, 9.9 acres of parks, 77.4 acres of open space, and 18.9 acres of master planned roadways within a 307.8-acre planning Area.

The current 307.8-acre AHSP planning area is located below the foothills of the Santa Ana Mountains adjacent to the southeastern boundary of the City of Corona (City). The City is generally situated southwest of the City of Riverside, south of the City of Norco, and northwest of the City of Lake Elsinore. The AHSP 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 AHSP is located within the United States Geological Survey (USGS) 7.5-Minute Topographic Map Corona South, California Quadrangle.

The project Applicant, Bedford Marketplace, LLC, proposes to amend the AHSP to increase the planning area by approximately 17.85 acres. The proposed Specific Plan Amendment (SPA) would be the third amendment to the AHSP. Arantine Hills Specific Plan Amendment (AHSPA) No. 3 would result in a revised AHSP boundary of 325.7 acres. The 17.85-acre expansion area is located in the northeast portion of the AHSP, adjacent to the east side of Planning Area (PA) 11, at the southwest quadrant of the I-15/Cajalco Road interchange. The 17.85-acre property is currently owned by the Riverside County Transportation Commission (RCTC). The project Applicant proposes to expand commercial land use within AHSP PA 11 using a portion of this property. The revised commercial acreage would be developed as a coordinated commercial center referred to as Bedford Marketplace. The remainder of the RCTC property would be designated open space within newly formed PA 12A.

The proposed changes to the AHSP represent the “Modified Project” or “proposed project” under scrutiny in this SEIR, SEIR No. 2. To implement AHSPA No. 3, several discretionary actions must be

approved by the City. These actions include certification of SEIR No. 2, approval of General Plan Amendment GPA 2019-0002, SPA 2019-0005, Parcel Map PM 37788, Noise Variance VMIN 2019-0006, and Precise Plan PP 2019-0005.

The 17.85-acre addition to the AHSP includes 11.64 acres of General Commercial (GC) land use added to PA 11 and 6.21 acres of Open Space (OS) forming new PA 12A. The overall AHSP boundary would expand from 307.8 to 325.7 acres, with GC land use increasing from 10.0 to 21.7 acres and OS increasing from 77.4 to 83.6 acres. Planned residential, park, and roadway development quantities/acreages would not be affected. The 11.64-acre increase in GC land use would expand the quantity of commercial building area by approximately 143,108 sf that includes a 135-room hotel. The resulting commercial building area within the AHSP would expand to 223,108 sf on 21.67 acres.

The Modified Project Site currently has a lower elevation than the existing 10-acre commercial pad in PA 11 rough graded as part of the approved AHSP. The Modified Project Site is also lower in elevation than the sewer lift station recently constructed as part of the approved AHSP in PA 12 and 13 adjacent to the south of PA 11. Sewage from the Modified Project Site would not be able to gravity flow to the lift station. To bring the Modified Project Site up to an elevation similar (within five feet) of the existing 10-acre commercial pad in PA 11 and to enable gravity flow to the existing sewer lift station, import of approximately 440,000 cubic yards of soil is required.

Table 1.A summarizes the Approved Project and Modified Project land use acreages and development quantities by land use type.

Table 1.A: Comparison of the Approved Project and Modified Project Land Uses

Land Use	Approved Project		Modified Project	
	Acreage	DUs/SF	Acreage	DUs/SF
Residential	191.6	1,806	191.6	1,806
Commercial	10.03	80,000	21.7	223,108 ¹
Parks	9.9	NA	9.9	NA
Open Space	77.4	NA	83.6	NA
Roadways	18.9	NA	18.9	NA

DUs = residential dwelling units

SF = commercial building area

NA = not applicable, not considered a developed land use

¹ Includes a 135-room hotel.

1.2 REGULATORY PURPOSE OF THE SEIR (DRAFT AND FINAL SEIR)

SEIR No. 2 (the Draft and Final SEIR) provides information to the City and other public agencies, the general public, and decision makers regarding the potential environmental impacts from the construction and operation of the Modified Project. The purpose of the public review of the SEIR is to allow agencies and members of the public to comment on the adequacy of the environmental analysis in terms of compliance with the California Environmental Quality Act (CEQA).

The purpose of SEIR No. 2 is to evaluate proposed changes to the Approved Project that was previously analyzed in the prior Certified EIR, SEIR No. 1, and the EIR Addendum. In general, an SEIR assesses the changes in the environmental significance conclusions originally reached in a previous EIR attributable to either: 1) change in a project; 2) change in the circumstance under which a project is undertaken; or 3) introduction of new information of substantial importance that was not known at the time the previous EIR was certified. Specifically, one of the following three criteria in CEQA State Guidelines Sections 15162 must be met in order for a lead agency to prepare a subsequent EIR:

1. There are substantial changes in the project which require major revisions to the previous EIR due to new significant impacts or a substantial increase in the severity of previously identified significant effects [Section 15162 (a)(1)].
2. There are substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the previous EIR due to new significant impacts or a substantial increase in the severity of previously identified significant effects [Section 15162 (a)(2)].
3. There is 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 that shows any of the following [Section 15162 (a)(3)]:
 - (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.
 - (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.

The Lead Agency may choose to prepare a Supplemental EIR rather than a Subsequent EIR if both of the following criteria found in Section 15163 are met:

1. Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and
2. Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

The prior CEQA approvals were certified by the City as Lead Agency. SEIR No. 2 has been prepared for the Modified Project primarily to address the first criterion found in Section 15162 (i.e., change in a project), because the Modified Project differs from the Approved Project analyzed in the prior environmental documentation. The City has determined that preparation of a Supplemental EIR is appropriate, rather than a Subsequent EIR, because the two criteria found in Section 15163 can be met, including minor changes to the Certified EIR necessary to make it adequately apply to the Modified Project.

In accordance with Section 15089, the lead agency must prepare a Final EIR before approving a project. The purpose of a Final EIR is to provide an opportunity for the lead agency to respond to comments made by the public and agencies. Pursuant to Section 15132, a Final EIR must contain the following:

- The Draft EIR or a revision of the draft.
- Comments and recommendations received on the Draft EIR either verbatim or in summary.
- A list of persons, organizations and public agencies commenting on the Draft EIR.
- The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- Any other information added by the Lead Agency.

This Final SEIR has been prepared in accordance with the requirements of the Sections 15088, 15089 and 15132. The Draft SEIR, public comments received providing comment on the Draft SEIR, corrections and additions to the Draft SEIR, the Lead Agency's responses to those comments, and a Mitigation Monitoring and Reporting Program (MMRP) collectively comprise the Final SEIR for the Modified Project. More detailed information regarding the Approved and Modified Project and its potential environmental effects are provided in the Draft SEIR. The Draft SEIR is incorporated by reference into the Final SEIR and is bound separately.

This Final SEIR is organized into four main chapters, as follows:

- **Chapter 1.0: Introduction and Background.** This chapter provides background information regarding previous approvals and previous environmental review, a summary of the Approved and

Modified Project, the purpose of the SEIR, the focus of the SEIR, and a summary of the current Draft SEIR public review period.

- **Chapter 2.0: Responses to Comments.** This chapter lists all persons, organizations and public agencies commenting on the Draft SEIR, provides a copy of all written comments received, and presents a response to each comment contained in the letters.
- **Chapter 3.0: Errata and Additions to the Draft SEIR.** This chapter presents the revisions made to the Draft SEIR text based on comments received from the public and agencies and other corrections to update information or to correct minor, inadvertent textual errors.
- **Chapter 4.0: Updated Mitigation Monitoring and Reporting Program.** This chapter presents the revised Mitigation Monitoring and Reporting Program (MMRP) for the Modified Project with mitigation measures presented in final format. Any changes to mitigation measures from the Draft SEIR to the Final SEIR as a result of errata changes are shown in Final SEIR Chapter 3.0.

1.3 SEIR FOCUS

The focus of an SEIR is the analysis of impacts associated with the Modified Project that have been determined to be potentially greater than the Approved Project or a new significant impact. An evaluation (Draft SEIR Chapter 3.0 Comparative Evaluation) of environmental impacts comparing impacts from the Approved Project to those from the Modified Project was performed, which provided decision-makers with a factual basis for determining which topics need to be addressed in the SEIR by the application of CEQA Guidelines Sections 15162 and 15163. Based on the results of the Comparative Evaluation, the Modified Project was found to produce no new or more severe impacts. Although it was determined the Modified Project would not result in a new impact and would not increase the severity of an impact, minor changes to mitigation measures are required to reflect changes proposed by the Modified Project or to update the measures to reflect current best practices.

An SEIR need contain only the information necessary to make the prior environmental documentation adequate for the Modified Project as revised (Section 15163). Additionally, an SEIR may be circulated in accordance with CEQA Section 15087 by itself without recirculating the prior environmental documentation. When the Lead Agency decides whether to approve the Modified Project, the decision-making body shall consider the prior environmental documentation as revised by the SEIR. A finding under Section 15091 must be made for each significant effect shown in the prior environmental documentation as revised in the SEIR.

1.4 PUBLIC REVIEW PERIOD

A notice of preparation (NOP) was distributed to members of the public and public agencies for a 30-day review period from October 28, 2019 to November 26, 2019. The NOP requested input from

recipients regarding the scope and content of the environmental information to be included in the Draft SEIR for the Modified Project. At the conclusion of the review period, four agencies provided comments on the NOP. A summary of the agency comment letters was shown in Draft SEIR Table 1.A, as well as the location in the Draft SEIR that addressed the issues raised. The NOP and the NOP response letters are included in Draft SEIR Appendix A.

A Notice of Completion (NOC) of the Draft SEIR for the Modified Project was filed with the State Clearinghouse, and the Notice of Availability (NOA) of the Draft SEIR was filed with the County Clerk on February 21, 2020. The Draft SEIR was circulated for public review for a period of 45 days, from February 21, 2020 to April 6, 2020. Copies of the NOA and Draft SEIR were distributed to the State Clearinghouse and copies of the NOA were distributed to members of the public and public agencies. Copies of the Draft SEIR were also made available for public review at the City Planning Department, the City's website, and area libraries. A total of three (3) comment letters/emails were received during the public review period. Comments were received from State and regional agencies, and one member of the public. The written comment letters/emails received are included in Chapter 2.0 of this Final SEIR.

The Lead Agency contact person for the proposed project:

Sandra Yang, Senior Planner
City of Corona
Community Development Department
400 S. Vicentia Avenue
Corona, California 92882

2.0 RESPONSES TO COMMENTS

2.1 INTRODUCTION

The Draft Supplemental Environmental Impact Report (SEIR) was circulated for public review for a period of 45 days, from February 21, 2020 to April 6, 2020. Three (3) comment letters were received during the public review period. Comments were received from State and regional agencies, and a member of the public.

Pursuant to Section 15088 of the California Environmental Quality Act (CEQA) Guidelines, the City of Corona (City) as Lead Agency has reviewed all comments received during the public comment period for the Draft SEIR. A list of all commenting parties, copies of all written comment letters, and responses to each relevant comment pertaining to the Draft EIR are included in this chapter. Relevant comments that address environmental issues are thoroughly responded to. Pursuant to Section 15088(a), comments raising significant environmental issues have been responded to. Comments that provide information, request information not relevant to the environmental document, do not pertain to the adequacy or completeness of the Draft SEIR, and do not raise environmental issues, do not require a response. The comment letters are numbered alphanumerically in the upper right corner of each letter. Individual comments are numbered along the right-hand margin of each letter. The City's responses to each comment follow each letter, and are referenced by the designated letter and comment number.

Section 15088 states:

- a) The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The lead agency shall respond to comments raising significant environmental issues received during the noticed comment period and any extensions and may respond to late comments.
- b) The lead agency shall provide a written proposed response, either in a printed copy or in an electronic format, to a public agency on comments made by that public agency at least 10 days prior to certifying an environmental impact report.
- c) The written response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular, the major environmental issues raised when the Lead Agency's position is at variance with recommendations and objections raised in the comments must be addressed in detail giving reasons why specific comments and suggestions were not accepted. There

- must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice. The level of detail contained in the response, however, may correspond to the level of detail provided in the comment (i.e., responses to general comments may be general). A general response may be appropriate when a comment does not contain or specifically refer to readily available information, or does not explain the relevance of evidence submitted with the comment.
- d) The response to comments may take the form of a revision to the draft EIR or may be a separate section in the final EIR. Where the response to comments makes important changes in the information contained in the text of the draft EIR, the lead agency should either:
- 1) Revise the text in the body of the EIR; or
 - 2) Include marginal notes showing that the information is revised in the responses to comments.

Information provided in this Final SEIR clarifies, amplifies, or makes insignificant modifications to the Draft SEIR. The information provided does not constitute significant new information and does not constitute important changes to the text of the Draft SEIR that would otherwise require recirculation of the document. (See CEQA Guidelines Section 15088.5 and Chapter 3.0 in this Final SEIR.)

2.2 COMMENTS RECEIVED

The following list of agencies and one individual party commented on the Draft SEIR. The comments received have been organized in a manner that facilitates finding a particular comment or set of comments. Each comment letter received is numbered alphanumerically as shown below.

- Letter A – California Department of Fish and Wildlife, Inland Deserts Region, Scott Wilson, letter dated April 6, 2020 via email.
- Letter B – Regional Water Quality Control Board, Santa Ana Region 8, Glenn Robertson, email dated April 6, 2020.
- Letter C – The New Home Company, c/o Brian Diaz (Recupero and Associates, Inc.), email dated April 6, 2020.

2.3 RESPONSES TO COMMENTS

Responses to each comment letter are provided on the following pages. An alphanumeric letter number is provided in the upper right corner of each comment letter, and individual comments are numbered along the right-hand margin of each letter. The City's responses to each comment follow each letter and are referenced by the numbers in the margins.



State of California - Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 Inland Deserts Region
 3602 Inland Empire Blvd., Suite C-220
 Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



April 6, 2020
Sent via email

Ms. Sandra Yang
 Senior Planner
 City of Corona
 400 S. Vicentia Avenue
 Corona, CA 92882
sandra.yang@coronaca.gov

Subject: Draft Supplemental Environmental Impact Report
 Arantine Hills Specific Plan Amendment No. 3
 State Clearinghouse No. 2006091093

Dear Ms. Yang:

The California Department of Fish and Wildlife (CDFW) received the Draft Supplemental Environmental Impact Report (SEIR) on February 24, 2020 from the City of Corona (City) for the Arantine Hills Specific Plan Amendment No. 3 (AKA Bedford Marketplace, DPR2019-0019, DPR2019-0020, DPR2019-0021) Project (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants,

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Conserving California's Wildlife Since 1870

and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project proposes an amendment to the Arantine Hills Specific Plan to increase the boundary of the specific plan by approximately 17.85 acres. The Project proposes to increase the area designated as Commercial in the specific plan from 10.03 acres to approximately 21.67 acres and increase open space by 6.21 acres. To implement the Project the following discretionary approvals will be processed by the City: General Plan Amendment, Parcel Map, Noise Variance, Precise Plan, and this SEIR.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources

Fish and Game Code section 1602

Fish and Game Code section 1602 requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following: Substantially divert or obstruct the natural flow of any river, stream or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

Figures 2.5B and 2.8 of the SEIR identify that a new 1.86-acre-foot water quality basin will be constructed as part of the Project. The aforementioned figures also identify that an outlet culvert will need to be constructed within the northern bank of Bedford Canyon Wash to connect the new water quality basin to Bedford Canyon Wash. Figure 2.7 also identifies the placement of three 36" concrete metal pipes in Bedford Wash, covered with sediment (5:1 side slopes), to accommodate a 25-foot wide temporary haul road.

Page 3.4.4-8 of SEIR describes impacts to Bedford Canyon Wash at these two separate locations as follows:

“Two components of the Modified Project could affect the jurisdictional areas of Bedford Canyon Wash. One component is a storm drain pipe from the proposed on-site detention basin that must outlet into Bedford Wash. The Modified Project proposes to outlet the storm drain pipe with the same design as the other outlet already installed into the improved Bedford Wash channel. The storm drain pipe would outlet through a concrete structure constructed into the rip-rap lined bank of Bedford Wash, which would result in approximately 0.01 acre of modification to the rip-rap lined bank of Bedford Wash.

The second component of the Modified Project that could affect the jurisdictional areas of Bedford Wash would occur if Soil Import Alternative 2 is selected for importing fill soil. As described in Chapter 2.0, this alternative would involve importing soil from Planning Area 14 on the south side of Bedford Wash, crossing the Wash at the existing downstream concrete crossing, and onto the Modified Project Site. The placement of temporary soil on the concrete pad would cover an area of 0.09 acre of Waters of the State/MSHCP Features, which matches the area of the existing concrete pad crossing.”

The Biological Technical Report for Bedford Marketplace (Appendix A) (page 37) and the SEIR (page 3.4.4.8) state that because these aforementioned activities occur within areas that were “...previously disturbed through authorization of Regulatory Permits...and those permits remain active...no additional Regulatory permits...” are required. This information is incorrect. The Arantine Hills Development Project was issued a Lake and Streambed Alteration (LSA) Agreement on July 25, 2016: LSA Agreement No. 1600-2015-0055-R6 (Revision 2). An amendment to the LSA Agreement No. 1600-2015-0055-R6 (Revision 2) was executed March 26, 2018, and the current expiration date for the LSA Agreement is July 9, 2021. The Project activities described in this SEIR were not described in Notification No. 1600-2015-0055-R6, nor were they described in the amendment request to Notification No. 1600-2015-0055-R6. As such, the Project activities described in this SEIR were not analyzed by CDFW and were therefore not identified as a component of the Project, as described in LSA Agreement No.

1600-2015-0055-R6 (Revision 2). It is true that the LSA Agreement for Notification No. 1600-2015-0055-R6 (Revision 2) has not yet expired. But the SEIR statement that “no additional regulatory permits...” are required is incorrect.

↑
1 continued

To ensure compliance with Fish and Game Code section 1602, CDFW recommends that an amendment to LSA Agreement No. 1600-2015-0055-R6 (Revision 2) be submitted to CDFW requesting authorization for the Project activities identified in this SEIR. CDFW further recommends the inclusion of the following new mitigation measure in the SEIR to ensure that the Project complies with Fish and Game Code section 1602:

↑
2

Prior to issuance of any grading permit Project Applicant shall provide to the City of Corona either of the following: Written correspondence from the California Department of Fish and Wildlife (CDFW) stating that notification under section 1602 of the Fish and Game Code is not required for the Project; or a copy of a CDFW-executed Lake or Streambed Alteration Agreement, authorizing impacts to Fish and Game Code section 1602 resources associated with the activities identified in this Project.

Western Riverside County Multiple Species Habitat Conservation Plan and Permittee Obligations

CDFW issued Natural Community Conservation Plan Approval and Take Authorization for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) per section 2800, *et seq.*, of the California Fish and Game Code on June 22, 2004. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

Compliance with approved habitat plans, such as the MSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed Project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the MSHCP as a result of this Project is necessary to address CEQA requirements. To obtain additional information regarding the MSHCP please go to: <http://rctlma.org/epd/WR-MSHCP>.

↑
3

The proposed Project occurs within the MSHCP area and is subject to the provisions and policies of the MSHCP. In order to be considered a covered activity, Permittees must demonstrate that proposed actions are consistent with

the MSHCP and its associated Implementing Agreement. The City is the Lead Agency and is signatory to the Implementing Agreement of the MSHCP.

As previously mentioned, the Project proposes impacts at two separate locations within Bedford Canyon Wash. Because impacts are proposed to Bedford Canyon Wash, the Project is subject to the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP section 6.1.2). The City previously submitted a Determination of Biologically Equivalent or Superior Preservation (DBESP), as required for impacts to MSHCP riparian/riverine resources, for the Arantine Hills Specific Plan (submitted to CDFW May 27, 2015), and for the Arantine Hills Specific Plan, Amendment No. 2 (submitted to CDFW December 14, 2018). Neither of these DBESP submittals identified impacts to Bedford Canyon Wash as described in this Project. CDFW recommends that the City submit an amendment to the existing DBESP identifying the project elements described in the SEIR. Submission of a revised DBESP to CDFW (and the U.S. Fish and Wildlife Service) will ensure that the City demonstrates compliance with the MSHCP and its associated Implementing Agreement.

4

CDFW recommends that the City include a new mitigation measure in the SEIR conditioning the Project to demonstrate compliance with the MSHCP and its associated Implementing Agreement. CDFW recommends the inclusion of the following new measure in the SEIR:

5

Prior to issuance of any grading permit the Project shall demonstrate compliance with the MSHCP and its associated Implementing Agreement, via the provision of written correspondence from the USFWS and CDFW stating that the Project is consistent with the MSHCP's Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP section 6.1.2).

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). Information can be submitted online or via completion of the CNDDDB field survey form at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.).

CDFW CONCLUSIONS AND FURTHER COORDINATION

CDFW appreciates the opportunity to comment on the SEIR for the City of Corona's Arantine Hills Specific Plan Amendment No. 3 Project (SCH No. 2006091093) and recommends that the City address the CDFW's comments and concerns prior to adoption of the SEIR.

Pursuant to CEQA Guidelines section 15097(f) CDFW has prepared a draft mitigation monitoring and reporting program (MMRP) for the new proposed mitigation measures. The draft MMRP is enclosed at the end of this letter.

6

If you should have any questions pertaining to the comments provided in this letter, and to schedule a meeting, please contact Joanna Gibson at (909) 987-7449 or at Joanna.Gibson@wildlife.ca.gov.

Sincerely,



Scott Wilson
Environmental Program Manager

ec: California Department of Fish and Wildlife
HCPB CEQA Coordinator

Office of Planning and Research, State Clearinghouse
State.clearinghouse@opr.ca.gov

Mitigation Monitoring and Reporting Program for the City of Corona's Arantine Hills Specific Plan Amendment No. 3 Project

Mitigation Measure	Timing and Methods	Responsible Parties
Biological Resources		
<p>Prior to issuance of any grading permit Project Applicant shall provide to the City of Corona either of the following: Written correspondence from the California Department of Fish and Wildlife (CDFW) stating that notification under section 1602 of the Fish and Game Code is not required for the Project; or a copy of a CDFW-executed Lake or Streambed Alteration Agreement, authorizing impacts to Fish and Game Code section 1602 resources associated with the activities identified in this Project.</p>	<p>Timing: Prior to issuance of grading permit. Methods: Prior to issuance of a Grading Permit, Project Applicant shall submit to the City of Corona either of the following: written correspondence from CDFW stating that notification pursuant to section 1602 of the Fish and Game Code is not required for the Project, or a copy of a CDFW-executed Lake or Streambed Alteration Agreement authorizing impacts to Fish and Game Code section 1602 resources associated with the activities identified in this Project.</p>	<p>Implementation: Project Applicant Monitoring and Reporting: City of Corona.</p>
<p>Prior to issuance of any grading permit the Project shall demonstrate compliance with the MSHCP and its associated Implementing Agreement, via the provision of written correspondence from the USFWS and CDFW stating that the Project is consistent with the MSHCP's Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP section 6.1.2</p>	<p>Timing: Prior to issuance of grading permit. Methods: Prior to issuance of a Grading Permit the Project shall submit to the City of Corona written correspondence from CDFW and the USFWS stating that the Project is consistent with the MSHCP.</p>	<p>Implementation: Project Applicant Monitoring and Reporting: City of Corona.</p>

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Response to Comment Letter A: California Department of Fish and Wildlife, Inland Deserts Region

April 6, 2020

Comment A-1. The comment from the California Department of Fish and Wildlife (CDFW) states the Draft SEIR incorrectly defines the temporary soil bridge proposed on top of and across the existing Bedford Canyon Wash (BCW) concrete at-grade crossing and a new drainage outlet structure proposed to convey drainage from a new detention basin in Planning Area (PA) 11 to BCW as being within areas previously disturbed as part of issued and active regulatory permits and therefore no additional regulatory permits are required. The comment is based CDFW's interpretation that Lake and Streambed Alteration (LSA) Agreement No. 1600-2015-0055-R6 and subsequent amendment do not contain the two proposed activities and therefore CDFW has not analyzed the activities.

Response to A-1. The City concurs that the temporary soil bridge proposed across BCW at the existing concrete crossing is not expressly included in the proposed activities contained in the prior LSA and amendment (referred to as Regulatory Permits) and these Regulatory Permits are active. However, the temporary soil bridge will be used only during the period of time required to move soil from the south side of the wash northerly to the Modified Project site (Draft SEIR pages 2-27 to 2-29). The existing, at-grade, concrete crossing was constructed as part of the improvements authorized by the Regulatory Permits. The crossing was designed and constructed to allow a connection between the south and north sides of BCW for utility access, maintenance purposes, and future construction of the property on the south side of the wash in Arantine Hills Specific Plan (AHSP) PA 14. As analyzed in the Draft SEIR, the proposed temporary soil bridge to be placed on top of the crossing is a necessary component of the construction of PA 11 as revised by the Modified Project and is therefore consistent with the intention and purpose of the concrete at-grade structure. In addition, the construction, use, and removal of the temporary soil bridge will not affect any of the rip-rap channel banks and soft bottom areas of BCW either upstream or downstream from the crossing and therefore will have no effect on native vegetation, riparian species or the regulated BCW channelized bank and soft bottom. For these reasons, this comment does not identify any significant new environmental issues or impacts that were not already addressed in the Draft SEIR and no changes to the text of the Draft SEIR are required.

Regarding the new outlet structure proposed to convey drainage from the new detention basin in PA 11 to BCW, the City also concurs with CDFW that this component of the Modified Project is not expressly included in the proposed activities contained in the Regulatory Permits. The drainage pipe from the new detention basin in PA 11 would drain southerly and outlet into BCW through a new structure consisting of an outlet and concrete headwall constructed within the rip-rap lined bank of the channelized improvements that were authorized as part of the

Regulatory Permits. The design of the new outlet will be the same as the other outlet structures constructed as part of the previous BCW channel improvements. The new outlet structure requires a minor amendment to the Regulatory Permits. For this reason, the text of the Draft SEIR Chapter 3.4.4 Biological Resources, page 3.4.4-8, will be modified as follows:

Draft SEIR page 3.4.4-8, last sentence of first full paragraph

No new impacts to Waters of the State or MSHCP Features would occur, and no additional ~~Regulatory Permits~~ or mitigation is required over and above Prior EIR Mitigation Measure 4.4.5.3A that requires the project Applicant provide evidence to the City that a Section 1602 LSA Agreement from the CDFW has been obtained for impacts to State jurisdictional waters. However, a minor amendment to the Regulatory Permits is required to document the new drainage structure consisting of an outlet pipe and concrete headwall constructed within the previously improved rip-rap banks of BCW.

Comment A-2. The comment from CDFW suggests a new mitigation measure be added to the SEIR and offers specific text for such a measure. The measure would require the project Applicant to provide the City with written correspondence from CDFW stating notification under section 1602 of the Fish and Game Code is not required or to provide a copy of an executed LSA Agreement authorizing impacts to Fish and Game Code section 1602 resources associated with the temporary soil bridge crossing of BCW and the new outlet structure proposed by the Modified Project.

Response to A-2. Prior EIR Mitigation Measure 4.4.5.3A already requires that the project Applicant provide evidence to the City that a Section 1602 LSA Agreement from the CDFW has been obtained for impacts to State jurisdictional waters. No changes to the Draft SEIR are required.

Comment A-3. The comment from CDFW notes CEQA requires an assessment of the Modified Project's impacts to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

Response to A-3. Draft SEIR pages 3.4.4-10 to 3.4.4-11 analyzes the impacts to and consistency with the MSHCP based on an MSHCP Consistency Determination (Carlson Strategic Land Solutions, October 2019) prepared for the Modified Project. As concluded in the Draft SEIR page 3.4.4-10, the new outlet structure and temporary soil bridge crossing are located in riparian and streambed areas previously disturbed as part of the BCW channel widening and restoration improvements authorized by the prior Regulatory Permits and MSHCP Determination of Biological Superior or Equivalent Preservation (DBESP) approvals.

Draft SEIR page 3.4.4-10 notes the Modified Project Site is located in an MSHCP defined Narrow Endemic Plants survey area. No special status plant species were observed during foot surveys of the Modified Project Site and none are expected to occur due to the lack of suitable habitat. As concluded on Draft SEIR page 3.4.4-11, implementation of the Modified Project would not impact Narrow Endemic Plants.

Draft SEIR page 3.4.4-11 notes the Modified Project Site is located in an MSHCP defined burrowing owl (BUOW) survey area and a series of BUOW surveys were conducted per MSHCP protocol. The Draft SEIR notes that suitable habitat exists onsite, but no suitable burrows and no sign of BUOW were observed. The Draft SEIR concludes a pre-construction BUOW survey is required prior to ground disturbance due to the species migratory nature, consistent with Prior EIR Mitigation Measure 4.4.5.2A.

For these reasons, the Draft SEIR page 3.4.4-11 correctly concludes the Modified Project's impacts to and consistency with the MSHCP are the same as identified in the Prior EIR and the level of impact (less than significant with mitigation) remains unchanged. No changes to the Draft SEIR are required.

Comment A-4. The comment from CDFW notes the Modified Project is subject to the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP section 6.1.2).

Response to A-4. See the response to comments A-1 and A-3. The new outlet structure and temporary soil bridge crossing are located in riparian and streambed areas previously disturbed as part of the BCW channel widening and restoration improvements authorized by the prior Regulatory Permits and MSHCP DBESP approvals. For this reason, the Draft SEIR page 3.4.4-11 correctly concludes no new impacts to MSHCP Riparian/Riverine Features would occur, impacts would remain the same as identified in the Prior EIR, and the level of impact (less than significant with mitigation) remains unchanged. No changes to the Draft SEIR are required.

Comment A-5. The comment from CDFW suggests a new mitigation measure be added to the SEIR and offers specific text for such a measure. The measure would require the City submit a revised DBESP to CDFW for review and approval, to ensure compliance with the MSHCP and its associated Implementing Agreement.

Response to A-5. Prior EIR Mitigation Measure 4.4.5.3B already requires that the City submit a DBESP to the Riverside Conservation Authority. However, as stated in response to comment A-3, the new outlet structure and temporary soil bridge crossing are located in riparian and streambed areas previously disturbed as part of the BCW channel widening and restoration improvements authorized by the prior MSHCP DBESP approval. No special status plant species were observed during foot surveys of the Modified Project Site, none are expected to occur due to the lack of suitable habitat, and implementation of the Modified Project would not

impact Narrow Endemic Plants. The Draft SEIR notes that suitable BUOW habitat exists onsite, but no suitable burrows and no sign of BUOW were observed during surveys. The Draft SEIR concludes a pre-construction BUOW survey is required prior to ground disturbance due to the species migratory nature, consistent with the Prior EIR. For these reasons, the Draft SEIR correctly concludes the Modified Project's impacts to and consistency with the MSHCP are the same as identified in the Prior EIR and the level of impact (less than significant with mitigation) remains unchanged. No changes to the Draft SEIR are required, and submittal of a revised DBESP is not required.

Comment A-6. The comment from CDFW offers a draft a mitigation monitoring and reporting program for the two mitigation measures they propose for inclusion in the SEIR.

Response to A-6. As noted in responses to comments A-2 and A-5, Prior EIR Mitigation Measures 4.4.5.3A and 4.4.5.3B already require the project Applicant to provide evidence to the City that a Section 1602 LSA Agreement from the CDFW be obtained for impacts to State jurisdictional waters and a DBESP be submitted to the Riverside Conservation Authority for impacts to and consistency with the MSHCP. No changes to the Draft SEIR are required, and submittal of a revised DBESP is not required.

Letter
B Regional Water Quality Control Board - Santa Ana
Region 8

From: 5625221852@vzwpix.com <5625221852@vzwpix.com>

Sent: Monday, April 6, 2020, 1:16 PM

To: Sandra Yang

Subject: RWQCB-8 comments, Arantine Hills deadline: Will BCW widening include the more na

RWQCB-8 comments, Arantine Hills deadline: Will BCW widening include the more narrow channel width below I-15? Bridge to PA16: please describe footings in BCW, or is it a span up to bluff? Bluff stabilization in BCW: what is fill type? Describe mitigation for all fill in or adjacent to waters. Thanks Glenn Robertson

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Response to Comment Letter B: Regional Water Quality Control Board, Santa Ana Region 8

April 6, 2020

Comment B-1. The comment from the Regional Water Quality Control Board (RWQCB) asks if the Bedford Canyon Wash (BCW) widening includes the narrow channel under the I-15.

Response to B-1. The proposed Modified Project would not affect the narrow channel under I-15. The Modified Project as described in Draft SEIR Chapter 2.0 Modified Project Description is located upstream from the freeway crossing. As presented on page 2-5 of the Draft SEIR, implementation of the previously approved project (i.e., Approved Project) has already resulted in the widening and restoration of BCW for the purposes of flood control. These improvements include installation of buried rip-rap along the channel banks, buried grade control structures to control erosion and scour, two concrete crossings [one at the upstream limits of the Arantine Hills Specific Plan (AHSP) planning area and another at the downstream limits of the AHSP planning area] to provide access to the south side of BCW, and a maintenance access road. Restoration of BCW included planting with an alluvial fan sage scrub seed mix. The Modified Project would result in the installation of a temporary soil bridge on top of the existing concrete crossing and the installation of a new drainage outlet structure within the existing rip-rap channel bank. Both of these Modified Project components are located upstream from the BCW I-15 crossing. No changes to the Draft SEIR are required.

Comment B-2. The comment from RWQCB asks if the new bridge across BCW will have footings located within the wash or if it will span across the bluff.

Response to B-2. The proposed Modified Project would not construct a new bridge. Rather, the Modified Project as described in Draft SEIR Chapter 2.0 Modified Project Description would include construction of a temporary soil bridge on top of the existing concrete crossing located within BCW. No changes to the Draft SEIR are required.

Comment B-3. The comment from RWQCB asks what type of fill would be used to stabilize the bluff.

Response to B-3. See response to comment B-1. The Modified Project as described in Draft SEIR Chapter 2.0 Modified Project Description (Draft SEIR pages 2-27 to 2-29) would include construction of a temporary soil bridge on top of the existing concrete crossing located within BCW. The existing, at-grade, concrete crossing was constructed as part of the improvements authorized by the prior Regulatory Permits, including the 401 Water Quality Certification. The crossing was designed and constructed to allow a connection between the south and north sides of BCW for utility access, maintenance purposes, and future construction of the property on the south side of the wash in AHSP Planning Area (PA) 14. As analyzed in the Draft SEIR, the

proposed temporary soil bridge to be placed on top of the concrete crossing is a necessary component of the construction of PA 11 as revised by the Modified Project and is therefore consistent with the intention and purpose of the concrete at-grade structure. The temporary soil bridge will be used only during the period of time required to move soil from the south side of the wash northerly to the Modified Project site. Further, construction and use of the temporary soil bridge would be limited to the dry season to avoid flooding and water quality impacts (see Draft SEIR, page 3.4.9-14, new Mitigation Measure 4.9.6.3C). The construction, use, and removal of the temporary soil bridge will not affect any of the rip-rap channel banks and soft bottom areas of BCW either upstream or downstream from the crossing and therefore will have no effect on native vegetation, riparian species, the regulated BCW channelized bank and soft bottom, and water quality. For these reasons, this comment does not identify any significant new environmental issues or impacts that were not already addressed in the Draft SEIR and no changes to the text of the Draft SEIR are required.

Comment B-4. The comment from RWQCB asks for a description of mitigation for all fill in or adjacent to waters.

Response to B-4. See responses to comments B-1, B-2, and B-3. The temporary soil bridge would be constructed using soil from adjacent PA 14 adjacent to the south side of the concrete crossing, used and operated only during the dry season to avoid flooding and water quality impacts, and the soil would be removed and moved to Modified Project site at the conclusion of the soil import operation. All of the area to be covered in soil as part of the temporary bridge would occur in areas previously improved as part of the BCW channelization and restoration project authorized by the prior Regulatory Permits. The location of the temporary soil bridge is not within conservation areas or areas containing native habitat, and therefore no mitigation is required. For these reasons, this comment does not identify any significant new environmental issues or impacts that were not already addressed in the Draft SEIR and no changes to the text of the Draft SEIR are required.

From: Brian Diaz <bdiaz@recupero.net>
Sent: Monday, April 6, 2020 3:57 PM
To: Sandra Yang <Sandra.Yang@CoronaCA.gov>
Cc: mrecupero@recupero.net; 'John Sherwood' <jsherwood@nwhm.com>; 'Devine, William' <wdevine@allenmatkins.com>
Subject: Comments on Draft SEIR: Bedford Marketplace / DPR2019-0019, etc.

Sandra,

The New Home Company has some comments on the Bedford Marketplace SEIR, see attached. Comments are also summarized below:

1. Page 1-1 – The word “including” needs to be inserted between the words “feet” and “a” so it reads “feet, including a 135-room hotel.” | 1
2. The other comment has to do with several of the mitigation measures. It appears that the Bedford Marketplace SEIR references all the mitigation measures from the Arantine Hills Specific Plan SEIR but adds some new mitigation measures and modifies a number of others. See for example MM’s 4.3.6.1I, 4.4.5.2B, 4.4.5.2B, 4.5.6.1A, 4.5.6.2A, 4.6.6.1A, 4.6.6.1E. It needs to be made clear that the mitigation measures in the Bedford Marketplace SEIR only apply to the Bedford Marketplace project and do not apply to the remainder of the Arantine Hills Specific Plan that is owned by Arantine Hills Holdings (“AHH”). AHH is not a party to the Bedford Marketplace project so should not have any of its previous approvals, including its mitigation monitoring program, modified in any way by City approval of the Bedford Marketplace project. | 2

Thank you,
-Brian

[Brian Diaz](mailto:bdiaz@recupero.net)
CISEC #0963, QSP #21766
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Response to Comment Letter C: The New Home Company

April 6, 2020

Comment C-1. The comment from The New Home Company (TNHC) notes that on page 1-1 of the Draft SEIR the word “including” is missing between the words “feet” and “a,” so that the phrase should read “... feet, including a 135-room hotel.”

Response to C-1. The text of the Draft SEIR on page 1-1 has been revised as follows:

Draft SEIR page 1-1, third sentence of first paragraph

The Modified Project (AHSP Amendment No. 3) proposes to increase the size of the commercial center located on PA 11 by 11.64 acres and the amount of general commercial uses from 80,000 square feet to 223,108¹ square feet including a 135-room hotel.

Comment C-2. The comment from TNHC suggests the mitigation measures in the Draft SEIR only apply to the Bedford Marketplace project, and do not apply to the remainder of the Arantine Hills Specific Plan (AHSP) owned by Arantine Hills Holdings (AHH). The comment justifies this suggestion by noting AHH is not a party to the Bedford Marketplace project, and therefore the City should not modify any of the previous approvals including the prior mitigation monitoring program.

Response to C-2. Since the environmental impacts identified and evaluated in the SEIR are limited to the Modified Project, the updated mitigation measures in the SEIR will only apply to the Modified Project covered by Specific Plan Amendment No. 3. The MMRP table includes language that *The modified mitigation measures in the Updated Mitigation Monitoring and Reporting Program is applicable only to the Modified Project.*

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3.0 ERRATA AND ADDITIONS TO THE DRAFT SEIR

3.1 INTRODUCTION

This section of the Final Supplemental Environmental Impact Report (SEIR) provides changes to the Draft SEIR that have been made to clarify, correct, or add to the environmental impact analysis for the Modified Project. These changes are a result of public and agency comments received in response to the Draft SEIR and/or information that has become available since publication of the Draft SEIR that clarify or update the SEIR narrative. The changes described in this section are minor changes that do not constitute significant new information that alter the outcome of the environmental analysis or require recirculation of the Draft SEIR document [California Environmental Quality Act (CEQA) Section 15088.5]. CEQA Guidelines, Section 15088.5, states in part:

- (a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the Draft EIR for public review under Section 15087 but before certification. As used in this section, the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation includes, for example, a disclosure showing that:
 - (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
 - (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
 - (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
 - (4) The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

- (b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

The changes to the Draft SEIR disclosed in these Final SEIR modifications do not constitute “significant” new information because:

- There is no new significant information disclosed in this Final EIR that would result in the creation of a new significant environmental impact from either the Modified Project or from a new or revised mitigation measure.
- There is no new significant information disclosed in this Final EIR that would result in the substantial increase in the severity of an environmental impact from the Modified Project unless mitigation measures are adopted that reduce the identified significant impact to a level of insignificance.
- There is no new significant information disclosed in this Final EIR that would produce the ability of a project alternative or mitigation measure considerably different from others previously analyzed to clearly lessen the significant environmental impacts of the Modified Project, but the project Applicant declines to adopt it. The Final EIR does not require the introduction of a new feasible project alternative or mitigation measure considerably different from others previously analyzed to reduce any significant environmental impact attributable to the Modified Project.
- The Draft SEIR is not fundamentally or basically inadequate or conclusory in nature such that meaningful public review and comment was precluded. This conclusion is supported by the fact that none of the comments received during the public review period require substantive changes to the text of the Draft SEIR.

Therefore, recirculation of the Draft SEIR is not required because the new information added to SEIR No. 2 through the modifications presented in the next subsection of this Final SEIR clarifies or makes insignificant modifications to the text of the Draft SEIR.

3.2 ERRATA AND ADDITIONS

The following errata changes and text additions to the Draft SEIR are presented in this subsection. The Draft SEIR section heading or appropriate indicator identifying where changes have been made are shown in *ITALICS*. Deletions to text are shown with strikethrough (~~strikethrough~~) and additions are shown with double underline (underline).

1.0 Introduction and Background

The text of the Draft SEIR on page 1-1, third sentence of first paragraph, has been revised as follows:

The Modified Project (AHSP Amendment No. 3) proposes to increase the size of the commercial center located on PA 11 by 11.64 acres and the amount of general commercial uses from 80,000 square feet to 223,108¹ square feet including a 135-room hotel.

3.4.3 Air Quality

The text of the Draft SEIR on page 3.4.3-3, last paragraph, has been revised as follows:

AQMP Consistency Criterion 1: The Modified Project would generate short-term and long-term pollutant emissions over and above those estimated for the Approved Project. However, as detailed in the *Bedford Marketplace Air Quality and Greenhouse Gas Memorandum* (November 26, 2019) prepared by Urban Crossroads and included in Appendix B, and discussed below in items b) and c), construction emissions attributable to development of the Modified Project site plus the balance of PA 11 would be fully mitigated with implementation of Prior EIR Mitigation Measure 4.3.6.1E and the introduction of a new Mitigation Measure 4.3.6.1I mitigation measure related to NO_x construction emissions. Increased operational emissions from the Modified Project (i.e., from the net increase in commercial development on the Modified Project Site) would not exceed significance standards resulting in a reduced impact (less than significant with mitigation) in comparison to the Approved Project ~~create any new impacts or require new mitigation. However, the additional commercial development would incrementally increase VOC, NO_x and PM₁₀ emissions determined in the Prior EIR to be a significant and unavoidable impact for , VOC, NO_x, and PM₁₀. The Modified Project would not exceed the significance threshold of the other regulated pollutants (CO, SO_x, PM₁₀, and PM_{2.5}).~~

The text of the Draft SEIR on page 3.4.3-4, first paragraph, has been revised as follows:

AQMP Consistency Criterion 2: The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plans or elements, Specific Plans, and significant projects. The Modified Project includes General Plan and Specific Plan Amendments but is not defined as a significant project. The Modified Project would convert 11.64 acres of Agricultural zoned land to commercial resulting in an increase of 143,108 square feet of commercial building area that includes a 135-room hotel over and above the Approved Project. However, the Modified Project would result in the creation of a neighborhood retail center serving the nearby Eagle Glen and developing Bedford communities. The Modified Project would introduce retail and service uses in an area underserved by such uses, which would result in a reduction in vehicle trips and trip lengths. For these reasons, the Modified Project is considered to be consistent with the AQMP and no mitigation is required. The Modified Project's impacts associated with the AQMP are reduced (less than significant with mitigation) in comparison to the Approved Project as consistent with

~~the impacts identified in the Prior EIR to be significant and unavoidable and the level of impact (less than significant) remains unchanged.~~ This topic will not be evaluated further in this SEIR.

The text of the Draft SEIR on page 3.4.3-7, first paragraph, has been revised as follows:

In summary, the proposed increase in soil import and grading activity associated with the Modified Project would cause an exceedance in NO_x emissions without mitigation. However, as specified in the Prior EIR, Mitigation Measure 4.3.6.1E requires the use of Tier 4 engine technology on off-road construction equipment, which would reduce impacts to less than significant. The increase in operational emissions from the Modified Project would not exceed significance standards. Therefore, with implementation of the Mitigation Measures specified in the Prior EIR and new Mitigation Measure 4.3.6.1, the level of impact (less than significant with mitigation) is reduced in comparison to ~~remains unchanged from~~ the Prior EIR for both construction and operational emissions. This topic will not be evaluated further in this SEIR.

The text of the Draft SEIR on page 3.4.3-8, first paragraph, has been revised as follows:

The Modified Project's impacts to sensitive receptors are reduced (less than significant) in comparison to ~~consistent with~~ the impacts identified in the Prior EIR because no mitigation is required ~~and the level of impact (less than significant with mitigation) remains unchanged~~. This topic will not be evaluated further in this SEIR.

3.4.4 Biological Resources

The text of the Draft SEIR on page 3.4.4-8, last sentence of first full paragraph, has been revised as follows:

No new impacts to Waters of the State or MSHCP Features would occur, and no additional ~~Regulatory Permits or~~ mitigation is required over and above Prior EIR Mitigation Measure 4.4.5.3A that requires the project Applicant provide evidence to the City that a Section 1602 LSA Agreement from the CDFW has been obtained for impacts to State jurisdictional waters. However, a minor amendment to the Regulatory Permits is required to document the new drainage structure consisting of an outlet pipe and concrete headwall constructed within the previously improved rip-rap banks of BCW.

3.4.5 Cultural Resources

The text of the Draft SEIR on page 3.4.5-8, Prior EIR Mitigation Measure 4.5.6.2A, has been revised as follows (note this measure as it appears in the Draft SEIR already contained double underline and strike out text):

4.5.6.2A	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 north <u>and south sides side</u> of Bedford Wash within the Modified Project Site (<u>revised PA 11 and new PA 12</u> APAs 16 and 17) <u>and Approved Project (PA 14) if Soil Import Alternative 2 is implemented boundary and the north side and south sides of Bedford Wash when Approved Project PAs 16A, 17 and 17A are developed.</u> The monitoring for paleontological resources shall be conducted on a full-time basis during the rough-grading phases of the Modified Project Site within native soils that have the potential to harbor paleontological resources.
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3.4.8 Hazards and Hazardous Materials

The text of the Draft SEIR on page 3.4.8-10, Prior EIR Mitigation Measure 4.8.6.1B, has been revised as follows (note this measure as it appears in the Draft SEIR already contained strike out text):

4.8.6.1B	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.
<u>4.8.6.1B</u>	<u>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.</u>

3.4.9 Hydrology and Water Quality

The text of the Draft SEIR on page 3.4.9-12, Prior EIR Mitigation Measure 4.9.6.1A, has been revised as follows (note this measure as it appears in the Draft SEIR already contained double underline and strike out text):

4.9.6.1A	<p>Prior to the first issuance of a grading permit by the City for any development within PA 11 and 12A of the Arantine Hills Specific Plan, the The project proponent shall file a Notice of Intent (NOI) with the Santa Ana Regional Water Quality Control Board (RWQCB) <u>for any development within Planning Areas not to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of storm water associated with construction activities, prior to the issuance of a grading permit by the City.</u> 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>
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The text of the Draft SEIR on page 3.4.9-12 and 3.4.9-13, Prior EIR Mitigation Measure 4.9.6.1B, has been revised as follows (note this measure as it appears in the Draft SEIR already contained double underline and strike out text):

4.9.6.1B	<p>Prior to the first issuance of a grading permit by the City for any development within PA 11 and 12A of the Arantine Hills Specific Plan, the The project proponent shall submit to the City of Corona and receive approval for a project-specific Storm Water Pollution Prevention Plan (SWPPP) <u>for any development within Planning Areas not covered by a SWIPP, prior to the issuance of a grading permit by the City.</u> 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> <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
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	<p>and must be contained, elevated, and placed in temporary storage containment areas.</p> <ul style="list-style-type: none">• 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.
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3.4.12 Noise

The text of the Draft SEIR on page 3.4.12-4 last paragraph and onto page 3.4.12-5, has been revised as follows:

On-site Construction Noise Impacts. Construction related noise impacts are expected to create temporary and intermittent high-level noise conditions at receivers surrounding the Modified Project Site when certain activities occur at the Project site boundary. Using sample reference noise levels to represent the planned construction activities of the site, construction noise levels at nearby sensitive receiver locations were estimated. The analysis shows the Modified Project-related short-term construction noise levels are expected to approach 63.9 dBA L_{max} at nearby sensitive receiver locations, and will not exceed the 75 dBA L_{max} construction noise level threshold. Therefore, based on the results of this analysis, all nearby sensitive receiver locations will experience less than significant impacts due to site construction noise levels. As a result of the conclusions contained in this SEIR, implementation of Mitigation Measure 4.12.6.1A requiring submittal of a final construction noise study when precise grading and architectural plans become available is not required for the Modified Project. Impacts are reduced (less than

significant) in comparison to the Approved Project determined in the Prior EIR to require mitigation. This topic will not be evaluated further in this SEIR.

The text of the Draft SEIR on page 3.4.12-7, first full paragraph, has been revised as follows:

The analysis shows that the Modified Project-related operational noise levels will meet City daytime and nighttime exterior noise level standards at the closest noise-sensitive receiver locations in the study area.² Therefore, the operational noise impacts are considered less than significant at all receiver locations. In addition, the Modified Project operational noise level contribution analysis shows Project-related incremental noise level increases to the ambient noise environment would be less than significant at all receiver locations. As a result of the conclusions contained in this SEIR, implementation of Mitigation Measure 4.12.6.3A requiring submittal of a final operational noise study is not required for the Modified Project. Impacts are reduced (less than significant) in comparison to the Approved Project determined in the Prior EIR to require mitigation. This topic will not be evaluated further in this SEIR.

The text of the Draft SEIR on page 3.4.12-8, the single paragraph Cumulative subsection and single sentence Mitigation Measures subsection, has been revised as follows:

Cumulative Impacts Associated with the Proposed Project

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR. The Modified Project would expand the AHSP boundary and result in additional commercial development, generating additional trips and traffic volume increases to the local and regional transportation system. The Modified Project would also generate temporary construction noise and new stationary noise sources. As discussed previously, construction and operational noise impacts from the Modified Project were assessed. In all scenarios, the contribution of noise is based against ambient conditions and in the case of traffic, future traffic projections. No foreseeable projects are close enough to the Modified Project Site to alter the ambient condition and create cumulative impacts. Furthermore, the future traffic projections represent a cumulative impact assessment. As concluded above, the Modified Project's impacts are reduced in comparison to ~~consistent with~~ the impacts identified in the Prior EIR and the level of impact (significant and unavoidable with mitigation) is correspondingly reduced to less than significant ~~remains unchanged~~. This topic will not be evaluated further in this SEIR.

Mitigation Measures Identified in Prior EIR and Applicable to Modified Project

The following mitigation measures from the Prior EIR were found to ~~be~~ remain applicable to the Modified Project:

3.4.16 Transportation and Traffic

The text of the Draft SEIR on page 3.4.16-5 last paragraph and onto page 3.4.16-6, has been revised as follows:

The Prior EIR included Mitigation Measures 4.16.6.2A and 4.16.6.3B to address all four LOS failures, requiring the Approved Project's fair share contribution towards the construction of traffic signals or roundabouts at those intersections. With implementation of the intersection control improvements defined in Mitigation Measures 4.16.6.2A and 4.16.6.3B, the resulting LOS would be improved to within the performance standards. Because the completion dates for these improvements are uncertain, the Prior EIR determined impacts would be significant and unavoidable until the improvements are installed. ~~The same conclusion applies to the Modified Project;~~ the additional traffic generated by the Modified Project would not change or expand the intersection control improvements necessary to improve LOS, therefore, Mitigation Measures 4.16.6.2A and 4.16.6.3B remain applicable and unchanged in relation to the Approved Project, but are not applicable to the Modified Project. The Modified Project's impacts associated with LOS impacts in the Interim 2021 condition are reduced in comparison to is consistent with the impacts identified in the Prior EIR and the level of impact (significant and unavoidable with mitigation) is correspondingly reduced to less than significant remains unchanged. This topic will not be evaluated further in this SEIR.

The text of the Draft SEIR on page 3.4.16-6, second full paragraphs, has been revised as follows:

The Prior EIR included Mitigation Measures 4.16.6.1A, 4.16.6.2A, 4.16.6.3B, and 4.16.6.4A to address all of the previously identified LOS failures, requiring construction of improvements by the Approved Project or fair share contributions towards the construction of improvements. With implementation of the improvements defined in Mitigation Measures 4.16.6.1A, 4.16.6.2A, 4.16.6.3B, and 4.16.6.4A, the resulting LOS would be improved to within the performance standard. Because the completion dates for these improvements are uncertain, the Prior EIR determined impacts would be significant and unavoidable until the improvements are installed. ~~The same conclusions apply to the Modified Project;~~ the additional traffic generated by the Modified Project would not change or expand the intersection control improvements necessary to improve LOS in the Future Year 2035, therefore, Mitigation Measures 4.16.6.1A, 4.16.6.2A, 4.16.6.3B, and 4.16.6.4A remain applicable and unchanged in relation to the Approved Project, but are not applicable to the Modified Project. The Modified Project's impacts associated with LOS impacts in the Future Year 2035 conditions are reduced in comparison to consistent with the impacts identified in the Prior EIR and the level of impact (significant and unavoidable with mitigation) is correspondingly reduced to less than significant remains unchanged. This topic will not be evaluated further in this SEIR.

The text of the Draft SEIR on page 3.4.16-9, the single paragraph Cumulative subsection, has been revised as follows:

Cumulative Impacts Associated with the Proposed Project

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR. The Modified Project would expand the AHSP boundary and result in additional commercial development, generating additional trips and traffic volume increases to the local and regional transportation system. As discussed previously, traffic impacts from the Modified Project were assessed at Future Year 2035 conditions, which represents a cumulative impact assessment. As concluded above, the Modified Project's impacts associated with LOS impacts in the cumulative scenario (Future Year 2035) are reduced in comparison to consistent with the impacts identified in the Prior EIR and the level of impact (significant and unavoidable with mitigation) is correspondingly reduced to less than significant ~~remains unchanged~~. This topic will not be evaluated further in this SEIR.

3.4.17 Utilities and Service Systems

The text of the Draft SEIR on page 3.4.17-8 last paragraph and onto page 3.4.17-9, has been revised as follows:

As noted previously, the Prior EIR concluded the Approved Project's impacts associated with wastewater treatment facilities would be mitigated to less than significant with implementation of Mitigation Measures 4.17.6.1A and 4.17.6.1B and the master project developer would pay a fair-share fee of approximately 40 percent of the cost for sewer system upgrades to WRF No. 2 as part of a Development Agreement. The incremental increase in wastewater generated by the Modified Project represents a small percentage of the total treatment capacity at the City Water Reclamation Facility No. 2 and would not cause a new impact and would not result in the need to increase the capacity of the facility. The Modified Project's impacts regarding wastewater treatment are reduced in comparison to consistent with the impacts identified in the Prior EIR and the level of impact (less than significant with mitigation) is correspondingly reduced to less than significant ~~remains unchanged~~. This topic will not be evaluated further in this SEIR.

4.0 Updated Mitigation Monitoring and Reporting Program

The text of the Draft SEIR on pages 4-16, 4-26, 4-29 and 4-30 regarding Prior EIR Mitigation Measures 4.5.6.2A, 4.8.6.1B, 4.9.6.1A, and 4.9.6.1B has been revised as follows:

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<p>4.5.6.2A: 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 north and south sides side of Bedford Wash within the Modified Project site (revised PA 11 and new PA 12APAs 16 and 17) and Approved Project (PA 14) if Soil Import Alternative 2 is implementedboundary and the north side and south sides of Bedford Wash when Approved Project PAs 16A, 17 and 17A are developed. The monitoring for paleontological resources shall be conducted on a full-time basis during the rough-grading phases of the Modified Project site within native soils that have the potential to harbor paleontological resources.</p>	<p>City of Corona Planning Division</p>	<p>Prior to grading, excavation, and ground-breaking activities.</p>	<p>Prior to Issuance of Grading Permit</p>	<p>A Paleontological Resource Impact Mitigation Program (PRIMP) shall be submitted to the City for review and approval.</p>		<p>Withhold Grading Permit</p>
<p>4.8.6.1B: 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> <p>4.8.6.1B: 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</p>	<p>City of Corona Planning Division City of Corona Planning Division</p>	<p>Prior to grading Prior to grading</p>	<p>Prior to issuance of grading permits Prior to issuance of grading permits</p>	<p>Submit to the City for review and approval a Hazardous Waste Phase II. Submit to the City for review and approval a Hazardous Waste Phase II.</p>		<p>Withhold Grading Permit Withhold Grading Permit</p>

City for review prior to the issuance of soil export operations.						
<p>4.9.6.1A: Prior to the first issuance of a grading permit by the City for any development within PA 11 and 12A of the Arantine Hills Specific Plan, the The project proponent shall file a Notice of Intent (NOI) with the Santa Ana Regional Water Quality Control Board (RWQCB) <u>for any development within Planning Areas not to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of storm water associated with construction activities, prior to the issuance of a grading permit by the City.</u> 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>	City of Corona Public Works	Prior to grading for any development	Prior to issuance of grading permits	Submit of copy of Notice of Intent (NOI) to City filed with the RWQCB		Withhold Grading Permit
<p>4.9.6.1B: Prior to the first issuance of a grading permit by the City for any development within PA 11 and 12A of the Arantine Hills Specific Plan, the The project proponent shall submit to the City of Corona and receive approval for a project-specific Storm Water Pollution Prevention Plan (SWPPP) <u>for any development within Planning Areas not covered by a SWIPP, prior to the issuance of a grading permit by the City.</u> 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</p>	City of Corona Public Works	Prior to grading for any development,	Prior to issuance of grading permits	Review and approval of SWPPP		Withhold Grading Permit

<p>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> <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 non-visible 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. 						
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<ul style="list-style-type: none">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.						
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4.0 UPDATED MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) was originally formulated based on the findings of the certified Environmental Impact Report (Certified EIR) for the Arantine Hills Specific Plan, State Clearinghouse No. 2006091093, approved in 2012. The MMRP has been updated with changes to mitigation measures included in SEIR No. 1 approved in 2016, an EIR Addendum approved in 2018, and SEIR No. 2. This MMRP complies with Section 15097 of the California Environmental Quality Act (CEQA) Guidelines, which requires that the Lead Agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.”

CEQA requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The MMRP contains the following elements:

1. The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
2. A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3. The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

The City of Corona (City) as Lead Agency is responsible for ensuring full compliance with the mitigation measures adopted for the proposed Modified Project, as well as the balance of the Arantine Hills Specific Plan (AHSP). The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the AHSP project area as

revised by the Modified Project. In this regard, the responsibilities for implementation have been assigned to the project Applicant, contractor, or a combination thereof. If during the course of project development and implementation any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed and the City will notify affected responsible agencies. The City, in conjunction with affected responsible agencies, will determine if modification to the project is required and/or whether alternative mitigation is appropriate.

UPDATED MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project File Name: Arantine Hills Specific Plan Amendment #3

Date: May 2020

Project: Bedford Marketplace Planning Areas 11, 12A

Note: The modified mitigation measures in the Updated Mitigation Monitoring and Reporting Program is applicable only to the Modified Project.

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
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.	City of Corona Public Works Building and Safety Planning Division	Prior to Grading and during grading and construction operations.	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection.		Withhold Grading Permit and/or Issuance of a Stop Work Order
4.3.6.1B: Prior to the issuance of a grading permit, the project developer shall require by 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.	City of Corona Public Works Building and Safety Planning Division	Prior to Grading and during grading and construction operations.	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection.		Withhold Grading Permit and/or Issuance of a Stop Work Order

<p>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.</p>	<p>City of Corona Public Works Building and Safety Planning Division</p>	<p>Prior to Grading and during grading and construction operations.</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Review of construction documents and on-site inspection.</p>		<p>Withhold Grading Permit and/or Issuance of a Stop Work Order</p>
<p>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 NO_x emissions shall be utilized.</p>	<p>City of Corona Building and Safety Planning Division</p>	<p>Prior to Grading and during grading and construction operations.</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Review of construction documents and on-site inspection.</p>		<p>Withhold Grading Permit and/or Issuance of a Stop Work Order</p>
<p>4.3.6.1E: 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 	<p>City of Corona Building and Safety Planning Division</p>	<p>Prior to Grading and during grading and construction operations.</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Review of construction documents and on-site inspection.</p>		<p>Withhold Grading Permit and/or Issuance of a Stop Work Order</p>

<p>emissions control strategy for a similarly sized engine as defined by CARB regulations.</p> <ul style="list-style-type: none"> 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. 						
<p>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/business-detail?title=off-road-diesel-engines&parent=vehicle-engine-upgrades.</p>	<p>The City of Corona Building and Safety Planning Division</p>	<p>Prior to site grading.</p>	<p>Prior to issuance of a grading permit</p>	<p>The City shall provide the applicant and the construction contractor(s) the relevant information.</p>		<p>Withhold Grading Permit</p>
<p>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.</p>	<p>City of Corona Building and Safety</p>	<p>Prior to Construction (once)</p>	<p>Prior to issuance of Building Permit</p>	<p>Review of construction documents and on-site inspection</p>		<p>Withhold Building Permit and/or Issuance of a Stop Work Order</p>
<p>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 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>	<p>City of Corona Building and Safety Planning Division</p>	<p>Prior to Construction (once)</p>	<p>Prior to Issuance of Building Permits</p>	<p>Review of building plans and on-site inspection</p>		<p>Withhold Building Permits</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. 						
<p>4.3.6.4B: 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>	<p>City of Corona Building and Safety Planning Division</p>	<p>Prior to Construction (once)</p>	<p>Prior to Issuance of Building Permits and</p>	<p>Review of final site plan and building plans</p>		<p>Withhold Building Permits</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 for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads. 			Final Site Plan Approval	and on-site inspection.		
<p>4.3.6.4E: The developer shall provide electric car charging infrastructure for multi-family residential and commercial land uses.</p>	City of Corona Building and Safety Planning Division	Prior to Construction (once)	Prior to Issuance of Building Permits and Final Site Plan Approval	Review of final site plan and building plans and on-site inspection.		Withhold Building Permits
<p>4.3.6.1H: The developer(s) within the multi-family and single family developments shall provide outside electric outlets and natural gas stub outs.</p>	City of Corona Building and Safety Planning Division	Prior to Construction (once)	Prior to Issuance of Building Permits and Final Site Plan Approval	Review of final site plan and building plans and on-site inspection.		Withhold Building Permits
<p>4.3.6.1I: When using construction equipment greater than 150 horsepower (>150 HP) during soil import/hauling activity, the Construction Contractor shall ensure that off-road diesel construction equipment complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 4 emission standards or equivalent and shall ensure that all construction equipment is turned and maintained in accordance with the manufacturer’s specifications.</p>	City of Corona Building and Safety Planning Division	Prior to Grading and during grading and construction operations.	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection.		Withhold Grading Permit and/or Issuance of a Stop Work Order
<p>BIOLOGICAL RESOURCES</p>						

<p>4.4.5.1A: 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 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>City of Corona Planning Division</p>	<p>Prior to Grading</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Submittal of Evidence that the pre- construction survey has been completed.</p>		<p>Withhold Grading Permit</p>
<p>4.4.5.2A: 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</p>	<p>City of Corona Planning Division</p>	<p>Prior to grading</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Submittal of Evidence that a qualified biologist has been hired and the pre- construction survey has been completed.</p>		<p>Withhold Grading Permit</p>

<p>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>Submittal of a report of the survey findings to the City.</p> <p>If active burrows are detected provide evidence to the City that the passive relocation plan has been approved by CDFW and USFWS.</p>		
<p>4.4.5.2B: A Biological Monitor shall be onsite during the initial ground disturbances to identify and locate any red-diamond rattlesnake within the PAs 11 and 12A. Should any red-diamond rattlesnake species be located within the Project site, construction and earthwork within the immediate area of the identified species shall cease to allow for the species to vacate or be relocated from the area safely. Work can resume when the species has vacated the immediate ground disturbances work area. To reduce harm to the red-diamond rattlesnake and other species in the areas being disturbed, the following best</p>	<p>City of Corona Planning Division</p>	<p>Prior to site grubbing or grading</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Submittal of evidence that a qualified biologist has been hired and the pre-construction survey has been completed.</p> <p>Submittal of a report of the</p>		<p>Withhold Grading Permit</p>

<p>management practices shall be added to the soil import and grading plans:</p> <ul style="list-style-type: none"> • Work area limits will be defined and respected. All grading areas will have their boundaries clearly flagged or marked before Project implementation and all disturbances will be confined to the flagged areas. All key Project personnel will be instructed that their activities must be confined to locations within the flagged areas. Disturbance beyond the actual grading zone is prohibited without site-specific surveys. • Cleared or trimmed non-native, exotic vegetation, and woody debris will be disposed of in a legal manner at an approved disposal site. • Employees, contractors, and site visitors will be prohibited from collecting plants and wildlife. • Water pollution and erosion control plans will be developed and implemented in accordance with SWPPP requirements. • Access to construction sites will be via preexisting access routes. • Construction equipment will be properly maintained; construction employees and contractors will be trained on proper implementation and monitoring of BMPs; and procedures will be implemented to minimize the likelihood of hazardous spills and to control sediment-laden runoff. • Effective perimeter control BMPs to control discharge of pollutants from the Project site during construction. • All temporary construction-related night lighting used in onsite development areas will be shielded and/or directed downward to avoid indirect impacts 				<p>survey findings to the City.</p>		
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<p>to nocturnal wildlife such that night lighting could increase predation rates.</p> <ul style="list-style-type: none"> • All construction contractors, subcontractors, and employees will comply with the litter and pollution laws and will institute a litter control/removal program during the course of construction activities to reduce the attractiveness of the area to opportunistic predators such as coyotes, opossums, and common ravens. • Active nests (nests with chicks or eggs) cannot be removed or disturbed. Nests may be removed or disturbed by a qualified biologist, if not active. <p>The removal of potential nesting bird habitat will be conducted outside of the nesting season (February 15 to September 15) to the extent feasible. If grading or site disturbance is to occur between February 15 and September 15, a nesting bird survey shall be conducted by a qualified biologist within no more than five days 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 and sensitive species, 200 feet for non-raptors/non-sensitive species). 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 verify the nesting effort has finished. Work can resume when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon</p>						
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<p>completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to the CDFW for mitigation monitoring compliance record keeping. If vegetation clearing is not completed within five days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.</p>						
<p>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.</p>	<p>City of Corona Planning Division</p>	<p>Prior to grubbing and grading</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Provide evidence to the City that the 404 Permit, 401 Permit and Section 1602 Agreement have been obtained.</p>		<p>Withhold Grading Permit</p>
<p>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.</p>	<p>City of Corona Planning Division</p>	<p>Prior to grubbing and grading</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Provide evidence the DBESP has been submitted to the RCA and mitigation in the DBESP is approved by the RCA and City.</p>		<p>Withhold Grading Permit</p>
<p>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</p>	<p>City of Corona Planning Division</p>	<p>Prior to grubbing and grading</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Provide evidence to the City or participation in a mitigation bank or in-lieu</p>		<p>Withhold Grading Permit</p>

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.				fee program has been secured by the applicant.		
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.	City of Corona Planning Division	Onsite inspection after grading	After onsite grading.	Onsite inspection.		Withhold Occupancy permits and/or Issuance of a Stop Work Order.
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.	City of Corona Planning Division Riverside County Flood Control and Water Conservation District	Prior to Grading	Prior to Issuance of Grading Permits for the affected jurisdictional areas	Submittal by applicant of Evidence that the Operations and Maintenance Manual has been approved by the Resource Agencies.		Withhold Grading Permit
CULTURAL RESOURCES						
4.5.6.1A: The applicant shall retain a qualified archaeological monitor who shall prepare an 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	City of Corona Planning Division	Prior to grading and on-going during ground disturbing activities.	Prior to Issuance of Grading Permit	Provide evidence to the City that a qualified archeologist(s) monitor has been retained, and that the		Withhold Grading Permit and/or Issuance of a Stop Work Order

<p>implementation. The qualified archaeological monitor shall be on site at all times during the initial phases of clearing and rough grading in the Modified Project Site (PAs 11 and 12A) and Approved Project (PA 14) if Soil Import Alternative 2 is implemented 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>				<p>monitor will be present during all grading and other significant ground-disturbing.</p> <p>A report of findings shall be submitted to the City 30 days of the end of monitoring activities.</p>		
<p>4.5.6.1B: 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</p>	<p>City of Corona Planning Division</p>	<p>Prior to grading, excavation, and ground-breaking activities.</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Provide evidence to the City that a tribal monitor or fees have been paid to the City to retain a tribal monitor has been retained, and that the</p>		<p>Withhold Grading Permit and/or Issuance of a Stop Work Order</p>

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.				monitor will be present during all grading and other significant ground-disturbing.		
4.5.6.1C: 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.	City of Corona Planning Division	Prior to grading, excavation, and ground-breaking activities.	Prior to Issuance of Grading Permit	The developer shall submit to the City a copy of the Treatment and Disposition Agreement entered into between the developer and the Native American Tribe.		Withhold Grading Permit and/or Issuance of a Stop Work Order
4.5.6.1D: 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).	City of Corona Planning Division	On-going as necessary during grading and construction phase.	During grading and construction phase.	A written agreement is entered into by the City, developer and Coroner.		Issuance of a Stop Work Order.
4.5.6.2A: 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 north and south	City of Corona Planning Division	Prior to grading, excavation, and ground-breaking activities.	Prior to Issuance of Grading Permit	A Paleontological Resource Impact Mitigation Program		Withhold Grading Permit

<p>sides of Bedford Wash within the Modified Project site (revised PA 11 and new PA 12A) and Approved Project (PA 14) if Soil Import Alternative 2 is implemented and the north side and south sides of Bedford Wash when Approved Project PAs 16A, 17 and 17A are developed. The monitoring for paleontological resources shall be conducted on a full-time basis during the rough-grading phases of the Modified Project site within native soils that have the potential to harbor paleontological resources.</p>				<p>(PRIMP) shall be submitted to the City for review and approval.</p>		
<p>4.5.6.2B: 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>	<p>City of Corona Planning Division</p>	<p>During grading, excavation, and ground-breaking activities.</p>	<p>During grading, excavation, and ground-breaking activities.</p>	<p>On-site inspection.</p>		<p>Issuance of a Stop Work Order.</p>
<p>4.5.6.2C: If paleontological resources are unearthed or discovered during excavation of the Specific Plan area, 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. 	<p>City of Corona Planning Division</p>	<p>During grading, excavation, and ground-breaking activities.</p>	<p>During grading, excavation, and ground-breaking activities.</p>	<p>On-site inspection.</p>		<p>Issuance of a Stop Work Order.</p>

<ul style="list-style-type: none"> • 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. 						
GEOLOGY AND SOILS						
<p>4.6.6.1A: Prior to the grading of areas to receive structural fill or engineered structures, these areas should be cleared of surface obstructions and unsuitable material (such as undocumented fill, colluvium, and topsoil). Vegetation and debris should be removed and properly disposed of offsite. Holes resulting from the removal of buried obstructions, which extend below proposed removal bottoms, should be replaced with suitable compacted fill material.</p>	<p>City of Corona Planning Division Public Works</p>	<p>During grading, excavation, and ground-breaking activities.</p>	<p>Prior to on-site construction.</p>	<p>Review of construction documents and on-site inspection.</p>		<p>Issuance of Stop Work Order.</p>
<p>4.6.6.1B: Onsite Soils/Unsuitable. All unsuitable and potentially compressible materials not removed by design cuts shall be excavated to competent materials and replaced with compacted fill soils. This includes all existing undocumented artificial fill, residual soil, and upper portions of the previously placed compacted fill within PA 11 and alluvial deposits. Specific procedures by soil type are summarized below.</p> <p><i>Previously Placed Artificial Fill:</i> The previously placed compacted fill within PA 11 are considered suitable to</p>	<p>City of Corona Planning Division Building and Safety Engineering</p>	<p>During grading, excavation, and ground-breaking activities.</p>	<p>Prior to on-site construction.</p>	<p>Review of grading and construction documents and on-site inspection.</p>		<p>Issuance of Stop Work Order.</p>

<p>support proposed structures and/or additional fill placement. The upper 1-foot of the previously placed fill soils shall be removed and replaced with compacted fill soils in order to remove any weathered or desiccated materials.</p> <p><i>Alluvial Deposits:</i> Alluvial deposits are generally located within the Modified Project Site. The upper approximately 5 feet of the alluvial deposits is loose, weathered, and/or desiccated and shall be removed and replaced with compacted artificial fill soils. Removal depths are estimated to range between approximately 1 to 5 feet below existing grade. Localized areas of deeper removals should be anticipated during grading. Removal bottoms should be extended laterally in order to support a 1:1 (horizontal to vertical) projection away from proposed structures or improvements. The actual depths and lateral extents of removals will be determined by the geotechnical consultant during grading based on the actual subsurface conditions encountered.</p> <p>Several methods shall be utilized in determining the suitability of the material observed in the removal bottom excavations. Observation of material, proof rolling, probing, and occasional field density testing of the removal bottoms shall be performed by a field technician and/or field geologist to verify removal bottom suitability. When field density test data is utilized for the approval of a removal bottom, an in-place relative compaction of 85 percent or greater and/or a degree of saturation of 85 percent or greater will be considered suitable.</p> <p>Onsite Soils/Over-Excavation. In order to provide a uniform fill blanket beneath proposed structures, design cut and cut/fill transition pads shall be over-excavated a minimum of 3 feet below ultimate finish pad grade based</p>						
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<p>on the future rough grading design. A maximum 3:1 differential fill thickness underneath individual lots shall be maintained in order to reduce the potential for future differential settlement. Over-excavation shall extend laterally a minimum of 5 feet beyond proposed building footprints.</p> <p>Streets in design cut areas shall be over-excavated a minimum of 2 feet below design subgrade elevations. In addition, retaining wall footings located on cut or a cut/fill transition should be over-excavated a minimum of 2 feet below and 2 feet beyond the edges of the proposed footings.</p> <p>Utility excavations may be completed utilizing typical heavy machinery. The native soils at the site are generally uncemented alluvial soils (Class "C" per Cal OSHA) and are anticipated to be unstable when excavated vertically. At the owner's discretion the streets could be over-excavated, such that utility trenches will then be excavated through compacted fill soils. If desired, it is recommended that the street over-excavation extend approximately 2-foot below the lowest utility.</p> <p>Over-excavations/undercuts must be confirmed and mapped by the geotechnical consultant prior to subsequent fill placement. The actual depth and lateral extents of over-excavation should be determined by the geotechnical consultant during grading based on the actual subsurface conditions encountered. Estimated removals in the previously graded portin of PA 11 may extend deeper than the recommended over-excavation in order to remove unsuitable materials.</p> <p>Removal Bottoms and Subgrade Preparation. Removal bottoms, over-excavation bottoms, and areas to</p>						
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<p>receive compacted fill shall be scarified to a minimum depth of 6 to 8 inches, brought to a near-optimum moisture condition (generally within optimum and 2 percent above optimum moisture content) and re-compacted per project requirements. Removal bottoms, over-excavation/undercut bottoms, and areas to receive fill shall be observed and accepted by the geotechnical consultant prior to fill placement.</p> <p>Temporary Excavations. Temporary excavations shall be performed in accordance with project plans, specifications, and applicable Occupational Safety and Health Administration (OSHA) requirements. Excavations shall be laid back or shored in accordance with OSHA requirements before personnel or equipment are allowed to enter. The majority of site alluvial soils are anticipated to be OSHA Type “C” soils. Soil conditions shall be regularly evaluated during construction to verify conditions are as anticipated. The contractor shall be responsible for providing the “competent person” required by OSHA standards to evaluate the soil conditions. Close coordination with the geotechnical consultant shall be maintained to facilitate construction while providing safe excavations. Excavation safety is the sole responsibility of the contractor.</p> <p>Vehicular traffic, stockpiles, and equipment storage shall be set back from the perimeter of excavations a minimum distance equivalent to a 1:1 projection from the bottom of the excavation or 5 feet, whichever is greater. Once an excavation has been initiated, it shall be backfilled as soon as practical. Prolonged exposure of temporary excavations may result in some localized instability. Excavations shall be planned so that they are not initiated</p>						
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<p>without sufficient time to shore/fill them prior to weekends, holidays, or forecasted rain.</p>						
<p>4.6.6.1C: Stabilization fills shall be constructed on proposed cut slopes over 5 feet in height in accordance with the detail provided in Appendix D. Keyway widths shall be a minimum of 15 feet wide. Keyways shall be a minimum of 2 feet deep, determined from the lowest toe-of-slope elevation, and tilted back towards the heel a minimum 2 percent or 1-foot (whichever is greater).</p> <p>Stabilization fill backcuts shall be excavated so that at least a minimum 15-foot fill width is maintained for the entire height of the stability fill slope. In general, backcuts shall be excavated at a maximum 1.5:1 (horizontal to vertical) inclination. Properly outletted back drains shall be constructed along stabilization fill backcuts in accordance with Appendix D in the Geotechnical Evaluation, General Earthwork and Grading Specifications for Rough Grading. Flatter backcut inclinations may be required based on observed conditions during grading. The backcuts should not be initiated prior to forecasted rain or be left open for extended periods of time.</p> <p>Backcuts and keyway excavations must be geologically mapped by the geotechnical consultant during excavation to confirm the anticipated conditions. If adverse conditions are exposed, additional analysis and/or remediation measures may be required. The grading contractor must trim the backcuts with a slope board to remove loose material to allow for confirmational mapping. Updated and/or revised geotechnical recommendations may be required based on observed conditions.</p>	<p>City of Corona Public Works Building and Safety</p>	<p>Prior to grading</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Review of grading and construction documents, site specific preliminary soils investigations, and on-site inspection.</p>		<p>Withhold Grading Permit and/or Issuance of Stop Work Order</p>

<p>4.6.6.1D: Design fill slopes are anticipated to be both grossly and surficially stable as designed provided they are constructed in accordance with Appendix D in the Geotechnical Evaluation, General Earthwork and Grading Specifications for Rough Grading and properly maintained subsequent to construction. Fill slopes shall be constructed with a maximum slope ratio of 2:1 (horizontal to vertical). Slope faces shall also be compacted to project recommendations. To improve surficial stability, vegetation specified by the landscape architect shall be established on the slope face as soon as it is practical.</p>	<p>City of Corona Public Works Building and Safety</p>	<p>During grading, excavation, and ground-breaking activities.</p>	<p>Prior to on-site construction.</p>	<p>Review of grading and construction documents, site specific preliminary soils investigations, and on-site inspection.</p>		<p>Issuance of Stop Work Order</p>
<p>4.6.6.1E: Graded slopes shall be planted with groundcover vegetation as soon as practical to protect against erosion by reducing runoff velocity. Deep-rooted vegetation that requires little water and is able to survive local climate conditions shall also be established to protect against surficial slumping. Under no circumstances shall slopes be allowed to be bare of vegetation. Landscape vegetation must not be “trimmed” to root structures leaving no protection of the slopes. Irrigation levels shall be kept to the minimum level necessary to establish healthy plant growth. Slopes must not be overwatered. If automatic sprinklers are used, they must be adjusted during periods of rainfall. A landscape professional must be consulted for landscape recommendations.</p> <p>A program for the elimination of burrowing animals in both native and graded slope areas must be established to protect slope stability by reducing the potential for surface water to penetrate into the slope face. Continuous erosion control, rodent control, and maintenance are essential to the long-term stability of all slopes. Trenches excavated on a slope face for utility or irrigation lines and/or for any</p>	<p>City of Corona Public Works Building and Safety</p>	<p>During construction after on-site grading</p>	<p>During construction after on-site grading</p>	<p>Review of grading and construction documents, site specific preliminary soils investigations, and on-site inspection.</p>		<p>Issuance of Stop Work Order</p>

purpose must be properly backfilled and compacted to project recommendations to the slope face. Observation/testing and acceptance by the geotechnical consultant during trench backfill are recommended. V-ditches shall be inspected and cleared of loose soil and/or debris on a routine basis, especially prior to and during the rainy season.						
4.6.6.1F: 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 evaluation.	City of Corona Public Works Building and Safety	Prior to Construction and during construction	Prior to Construction and during construction	Review of grading and construction documents, detailed in the site-specific geotechnical investigation, and on-site inspection.		Withhold Building Permit
4.6.6.2A: 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.	City of Corona Public Works Building and Safety	During grading and construction	Prior to grading and construction	Submit to the City evidence that the soils have been evaluated and construction measures to reduce soil expansion will be implemented.		Withhold Grading Permit and/or Issuance of Stop Work Order
GREENHOUSE GASES AND GLOBAL CLIMATE CHANGE						
4.7.6.1A: 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	City of Corona Building and Safety Planning Division	Prior to issuance of each grading permit.	Prior to issuance of grading permits	Review of construction documents and on-site inspection		Withhold Grading Permit

salvaging of non-hazardous construction and demolition waste.						
4.7.6.1B: 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.	City of Corona Building and Safety Planning Division	Prior to construction	Prior to issuance of building permits	Review of construction documents and on-site inspection		Withhold Building Permit
HAZARDOUS MATERIALS						
4.8.6.1B: 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.	City of Corona Building and Safety Planning Division	Prior to Grading	Prior to issuance of grading permits	Submit to the City for review and approval a Hazardous Waste Phase II.		Withhold Grading Permit
4.8.6.1C: If unknown wastes or suspected hazardous materials are discovered during any construction activities on the project site, the following shall occur: <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 and the Riverside County Department of Environmental Health; • 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 	City of Corona Building and Safety Public Works	During grading and construction	During grading and construction	On-site Inspection		Issuance of Stop Work Order.

<ul style="list-style-type: none"> Notify the implementing agency's Hazardous Waste/ Materials Coordinator. 						
<p>4.8.6.1D: 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 the Riverside County Department of Environmental Health and/or City). Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and the Riverside County Department of Environmental Health 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>	<p>City of Corona Building and Safety Public Works</p>	<p>During grading and construction</p>	<p>During grading and construction</p>			<p>Issuance of Stop Work Order.</p>
<p>4.8.6.1E: 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</p>	<p>City of Corona Building and Safety Public Works</p>	<p>Prior to issuance of any Demolition Permit</p>	<p>Prior to issuance of any Demolition Permit</p>	<p>Inspection by the project engineer of the implementing agency (City of Corona) prior to demolition activities.</p>		<p>Withhold Demolition Permit</p>

established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency.						
4.8.6.1F: Prior to the issuance of grading permits for each planning area, all miscellaneous debris (e.g., wood and concrete) 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.	City of Corona Building and Safety Public Works	During grading and construction	During grading and construction			Issuance of Stop Work Order.
4.8.6.2A: 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: <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;	City of Corona Building and Safety Fire Department Riverside County Fire Department	Prior to issuance of Building Permits for each Planning Area	Prior to issuance of Building Permits	Developer shall prepare, submit, and receive approval from the City and Riverside County Fire Department, a project-specific Wildland Fire		Withhold Building Permits

<ul style="list-style-type: none"> • Public education program; and • Defensible space requirements which meet and/or exceed the City of Corona Fire Department and Riverside County Fire Department Fuel Modification Requirements. 				Plan/Fuel Modification Plan for each Planning Area.		
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HYDROLOGY AND WATER QUALITY						
<p>4.9.6.1A: The project proponent shall file a Notice of Intent (NOI) with the Santa Ana Regional Water Quality Control Board (RWQCB) for any development within Planning Areas not covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of storm water associated with construction activities, prior to the issuance of a grading permit by the City. 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 RWQCB.</p>	<p>City of Corona Public Works</p>	<p>Prior to grading for any development.</p>	<p>Prior to the Issuance of Grading Permits</p>	<p>Submittal of copy of Notice of Intent (NOI) to City filed with the RWQCB</p>		<p>Withhold Grading Permits</p>
<p>4.9.6.1B: The project proponent shall submit to the City of Corona and receive approval for a project-specific Storm Water Pollution Prevention Plan (SWPPP) for any development within Planning Areas not covered by a SWPPP, prior to the issuance of a grading permit by the City. 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 non-visible discharges from the site. Some of the BMPs to be implemented may include (but shall not be limited to) the following:</p> <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 	<p>City of Corona Public Works</p>	<p>Prior to grading for any development.</p>	<p>Prior to the Issuance of Grading Permits</p>	<p>Review and approval of SWPPP</p>		<p>Withhold Grading Permits</p>

<p>construction and condition of the BMPs would be periodically inspected during construction, and repairs would be made when necessary as required by the SWPPP.</p> <ul style="list-style-type: none"> • Materials that have the potential to contribute non-visible 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. 						
<p>4.9.6.1C: 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.</p>	<p>City of Corona Public Works</p>	<p>During grading and construction</p>	<p>Prior to grading and during grading.</p>	<p>On-site weekly inspections by City and Contractor shall prepare</p>		<p>Issuance of Stop Work Order</p>

<p>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>		<p>weekly inspections</p>		<p>and make available to the City monthly reports and an inspection log.</p>		
<p>49.6.2A: 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>	<p>City of Corona Public Works</p>	<p>Prior to grading</p>	<p>Prior to Issuance of Grading Permit and Building Permits</p>	<p>Submittal of WQMP to City for review and approval</p>		<p>Withhold Grading Permit and/or Building Permits.</p>
<p>49.6.3A: 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> <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; 	<p>City of Corona Building and Safety Water and Power</p>	<p>Prior to grading</p>	<p>Prior to Issuance of Precise Grading Permits</p>	<p>Submittal of a Water Conservation Plan for City review and approval.</p>		<p>Withhold Precise Grading Permit</p>

<ul style="list-style-type: none"> • Use of alternative water sources (e.g., reclaimed water); and • Educational materials to be utilized by the project tenants. 						
<p>4.9.6.3B: Prior to the issuance of occupancy permits for any development within the Arantine Hills Specific Plan, the project proponent shall submit proof to the City that an educational program regarding water usage has been developed for use within the proposed project.</p>	<p>City of Corona Building and Safety Water and Power</p>	<p>Prior to issuance of Occupancy Permits for any development.</p>	<p>Prior to issuance of Occupancy Permits for any development.</p>	<p>Submittal of proof to the City that an educational program regarding water usage has been developed.</p>		<p>Withhold Occupancy Permits.</p>
<p>4.9.6.3C: Prior to the issuance of grading permits for soil movement from PA 14, across Bedford Canyon Wash, and to the Modified Project Site, the project Applicant shall construct the soil bridge on the concrete crossing with Bedford Canyon Wash no earlier than May 1 and remove the bridge no later than October 15. Extensions to these time limits can be made at the discretion of the Riverside County Flood Control and Water Conservation District.</p>	<p>City of Corona Public Works and Riverside County Flood Control and Water Conservation District</p>	<p>Prior to grading activity associated hauling soil from with PA 14 to PA 12.</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Submittal of grading plans to City for review and approval</p>		<p>Issuance of Stop Work Order</p>
NOISE						
<p>4.12.6.1A: 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</p>	<p>City of Corona Building and Safety Planning Division</p>	<p>Tentative Map Approval</p>	<p>Prior to approval of a tentative tract map for each residential area or approval of commercial or industrial uses.</p>	<p>The project proponent shall prepare, submit, and receive approval from the City, a final noise analysis.</p>		<p>Deny Approval of the Tentative Tract Map.</p>

<p>standards. The final noise analysis shall include but shall not be limited to the following:</p> <ul style="list-style-type: none"> • <i>Construction Noise Mitigation Program.</i> The program shall include noise 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. • <i>Construction Contractor Requirements.</i> These requirements shall include contract provisions regarding construction equipment noise features and equipment staging procedures. 						
<p>4.12.6.2A: 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>	<p>City of Corona Building and Safety Planning Division</p>	<p>Tentative Map Approval</p>	<p>Prior to approval of a tentative tract map for each residential area or approval of commercial or industrial uses.</p>	<p>The project proponent shall prepare, submit, and receive approval from the City, a final noise analysis.</p>		<p>Deny Approval of the Tentative Tract Map.</p>
<p>4.12.6.3A: 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</p>	<p>City of Corona Building and Safety Planning Division</p>	<p>Throughout construction/on-site inspection.</p>	<p>Prior to approval of a tentative tract map for each residential area or approval of</p>	<p>The project proponent shall prepare, submit, and receive approval from</p>		<p>Deny Approval of the Tentative Tract Map.</p>

precise grading and the architectural plans are available to ensure that all noise sensitive areas will meet the City of Corona noise standards.			commercial or industrial uses.	the City, a final noise analysis.		
TRANSPORTATION						
<p>4.16.6.1A: 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, a southbound through lane, a second eastbound through lane, and a westbound left-turn lane. 	City of Corona Building and Safety Public Works Planning Division	Prior to the issuance of the first production home building permit.	Prior to the issuance of the first production home building permit.	Evidence of construction of the improvements.		Withhold building permit.
<p>4.16.6.2A: 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>	City of Corona Building and Safety Public Works	Prior to issuance of the first production home building permit.	Prior to the issuance of the first production home building permit.	Evidence of Payment of fair-share contribution.		Withhold building permit.
<p>4.16.6.3A: 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>	City of Corona Public Works	Prior to the issuance of the first building permit after Phase 1.	Prior to issuance of the first building permit after Phase 1.	Evidence of construction of the improvements.		Withhold building permit.

<ul style="list-style-type: none"> • Masters Drive/Eagle Glen Parkway: Install a traffic signal. • Bedford Canyon Road/Eagle Glen Parkway: Add a northbound right-turn lane with northbound right-turn overlap phasing, add 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. 						
<p>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.</p>	<p>City of Corona Public Works</p>	<p>Prior to the Issuance of the first building permit after Phase 1.</p>	<p>Prior to the Issuance of the first building permit after Phase 1.</p>	<p>Evidence of Payment of fair share contribution.</p>		<p>Withhold building permit.</p>
<p>4.16.6.3C: Prior to the issuance of the first building permit, the master developer shall post bonds for the full</p>	<p>City of Corona Public Works</p>	<p>Prior to the Issuance of the</p>	<p>Prior to the Issuance of the</p>	<p>Evidence of bond posting.</p>		<p>Withhold building permit.</p>

amount of the total estimated cost of the I-15/Cajalco Road Interchange Improvement project.		first building permit after Phase 1.	first building permit after Phase 1.			
<p>4.16.6.4A: 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. 	City of Corona Public Works	Prior to the Issuance of the first building permit after Phase 1.	Prior to issuance of the first building permit after Phase 1.	Evidence of Payment of fair share contribution.		Withhold building permit.
UTILITIES AND SERVICE SYSTEMS						
<p>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 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.</p>	City of Corona Public Works Water & Power	Prior to grading	Prior to Issuance of Grading Permits	Submittal of evidence that all requirements are fulfilled.		Withhold Grading Permit

<p>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.</p>	<p>City of Corona Public Works Water & Power</p>	<p>Prior to grading</p>	<p>Prior to Issuance of Grading Permits</p>	<p>Submittal of evidence that all requirements are fulfilled.</p>		<p>Withhold Grading Permit</p>
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State of California - Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 Inland Deserts Region
 3602 Inland Empire Blvd., Suite C-220
 Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



April 6, 2020
Sent via email

Ms. Sandra Yang
 Senior Planner
 City of Corona
 400 S. Vicentia Avenue
 Corona, CA 92882
sandra.yang@coronaca.gov

Subject: Draft Supplemental Environmental Impact Report
 Arantine Hills Specific Plan Amendment No. 3
 State Clearinghouse No. 2006091093

Dear Ms. Yang:

The California Department of Fish and Wildlife (CDFW) received the Draft Supplemental Environmental Impact Report (SEIR) on February 24, 2020 from the City of Corona (City) for the Arantine Hills Specific Plan Amendment No. 3 (AKA Bedford Marketplace, DPR2019-0019, DPR2019-0020, DPR2019-0021) Project (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants,

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project proposes an amendment to the Arantine Hills Specific Plan to increase the boundary of the specific plan by approximately 17.85 acres. The Project proposes to increase the area designated as Commercial in the specific plan from 10.03 acres to approximately 21.67 acres and increase open space by 6.21 acres. To implement the Project the following discretionary approvals will be processed by the City: General Plan Amendment, Parcel Map, Noise Variance, Precise Plan, and this SEIR.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources

Fish and Game Code section 1602

Fish and Game Code section 1602 requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following: Substantially divert or obstruct the natural flow of any river, stream or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

Figures 2.5B and 2.8 of the SEIR identify that a new 1.86-acre-foot water quality basin will be constructed as part of the Project. The aforementioned figures also identify that an outlet culvert will need to be constructed within the northern bank of Bedford Canyon Wash to connect the new water quality basin to Bedford Canyon Wash. Figure 2.7 also identifies the placement of three 36" concrete metal pipes in Bedford Wash, covered with sediment (5:1 side slopes), to accommodate a 25-foot wide temporary haul road.

Page 3.4.4-8 of SEIR describes impacts to Bedford Canyon Wash at these two separate locations as follows:

“Two components of the Modified Project could affect the jurisdictional areas of Bedford Canyon Wash. One component is a storm drain pipe from the proposed on-site detention basin that must outlet into Bedford Wash. The Modified Project proposes to outlet the storm drain pipe with the same design as the other outlet already installed into the improved Bedford Wash channel. The storm drain pipe would outlet through a concrete structure constructed into the rip-rap lined bank of Bedford Wash, which would result in approximately 0.01 acre of modification to the rip-rap lined bank of Bedford Wash.

The second component of the Modified Project that could affect the jurisdictional areas of Bedford Wash would occur if Soil Import Alternative 2 is selected for importing fill soil. As described in Chapter 2.0, this alternative would involve importing soil from Planning Area 14 on the south side of Bedford Wash, crossing the Wash at the existing downstream concrete crossing, and onto the Modified Project Site. The placement of temporary soil on the concrete pad would cover an area of 0.09 acre of Waters of the State/MSHCP Features, which matches the area of the existing concrete pad crossing.”

The Biological Technical Report for Bedford Marketplace (Appendix A) (page 37) and the SEIR (page 3.4.4.8) state that because these aforementioned activities occur within areas that were “...previously disturbed through authorization of Regulatory Permits...and those permits remain active...no additional Regulatory permits...” are required. This information is incorrect. The Arantine Hills Development Project was issued a Lake and Streambed Alteration (LSA) Agreement on July 25, 2016: LSA Agreement No. 1600-2015-0055-R6 (Revision 2). An amendment to the LSA Agreement No. 1600-2015-0055-R6 (Revision 2) was executed March 26, 2018, and the current expiration date for the LSA Agreement is July 9, 2021. The Project activities described in this SEIR were not described in Notification No. 1600-2015-0055-R6, nor were they described in the amendment request to Notification No. 1600-2015-0055-R6. As such, the Project activities described in this SEIR were not analyzed by CDFW and were therefore not identified as a component of the Project, as described in LSA Agreement No.

1600-2015-0055-R6 (Revision 2). It is true that the LSA Agreement for Notification No. 1600-2015-0055-R6 (Revision 2) has not yet expired. But the SEIR statement that “no additional regulatory permits...” are required is incorrect.

↑ 1 continued

To ensure compliance with Fish and Game Code section 1602, CDFW recommends that an amendment to LSA Agreement No. 1600-2015-0055-R6 (Revision 2) be submitted to CDFW requesting authorization for the Project activities identified in this SEIR. CDFW further recommends the inclusion of the following new mitigation measure in the SEIR to ensure that the Project complies with Fish and Game Code section 1602:

↑ 2

Prior to issuance of any grading permit Project Applicant shall provide to the City of Corona either of the following: Written correspondence from the California Department of Fish and Wildlife (CDFW) stating that notification under section 1602 of the Fish and Game Code is not required for the Project; or a copy of a CDFW-executed Lake or Streambed Alteration Agreement, authorizing impacts to Fish and Game Code section 1602 resources associated with the activities identified in this Project.

Western Riverside County Multiple Species Habitat Conservation Plan and Permittee Obligations

CDFW issued Natural Community Conservation Plan Approval and Take Authorization for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) per section 2800, *et seq.*, of the California Fish and Game Code on June 22, 2004. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

Compliance with approved habitat plans, such as the MSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed Project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the MSHCP as a result of this Project is necessary to address CEQA requirements.

↑ 3

To obtain additional information regarding the MSHCP please go to:
<http://rctlma.org/epd/WR-MSHCP>.

The proposed Project occurs within the MSHCP area and is subject to the provisions and policies of the MSHCP. In order to be considered a covered activity, Permittees must demonstrate that proposed actions are consistent with

the MSHCP and its associated Implementing Agreement. The City is the Lead Agency and is signatory to the Implementing Agreement of the MSHCP.

As previously mentioned, the Project proposes impacts at two separate locations within Bedford Canyon Wash. Because impacts are proposed to Bedford Canyon Wash, the Project is subject to the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP section 6.1.2). The City previously submitted a Determination of Biologically Equivalent or Superior Preservation (DBESP), as required for impacts to MSHCP riparian/riverine resources, for the Arantine Hills Specific Plan (submitted to CDFW May 27, 2015), and for the Arantine Hills Specific Plan, Amendment No. 2 (submitted to CDFW December 14, 2018). Neither of these DBESP submittals identified impacts to Bedford Canyon Wash as described in this Project. CDFW recommends that the City submit an amendment to the existing DBESP identifying the project elements described in the SEIR. Submission of a revised DBESP to CDFW (and the U.S. Fish and Wildlife Service) will ensure that the City demonstrates compliance with the MSHCP and its associated Implementing Agreement.

4

CDFW recommends that the City include a new mitigation measure in the SEIR conditioning the Project to demonstrate compliance with the MSHCP and its associated Implementing Agreement. CDFW recommends the inclusion of the following new measure in the SEIR:

5

Prior to issuance of any grading permit the Project shall demonstrate compliance with the MSHCP and its associated Implementing Agreement, via the provision of written correspondence from the USFWS and CDFW stating that the Project is consistent with the MSHCP's Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP section 6.1.2).

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). Information can be submitted online or via completion of the CNDDDB field survey form at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CDFW CONCLUSIONS AND FURTHER COORDINATION

CDFW appreciates the opportunity to comment on the SEIR for the City of Corona's Arantine Hills Specific Plan Amendment No. 3 Project (SCH No. 2006091093) and recommends that the City address the CDFW's comments and concerns prior to adoption of the SEIR.

Pursuant to CEQA Guidelines section 15097(f) CDFW has prepared a draft mitigation monitoring and reporting program (MMRP) for the new proposed mitigation measures. The draft MMRP is enclosed at the end of this letter.

6

If you should have any questions pertaining to the comments provided in this letter, and to schedule a meeting, please contact Joanna Gibson at (909) 987-7449 or at Joanna.Gibson@wildlife.ca.gov.

Sincerely,



Scott Wilson
Environmental Program Manager

ec: California Department of Fish and Wildlife
HCPB CEQA Coordinator

Office of Planning and Research, State Clearinghouse
State.clearinghouse@opr.ca.gov

Mitigation Monitoring and Reporting Program for the City of Corona's Arantine Hills Specific Plan Amendment No. 3 Project

Mitigation Measure	Timing and Methods	Responsible Parties
Biological Resources		
<p>Prior to issuance of any grading permit Project Applicant shall provide to the City of Corona either of the following: Written correspondence from the California Department of Fish and Wildlife (CDFW) stating that notification under section 1602 of the Fish and Game Code is not required for the Project; or a copy of a CDFW-executed Lake or Streambed Alteration Agreement, authorizing impacts to Fish and Game Code section 1602 resources associated with the activities identified in this Project.</p>	<p>Timing: Prior to issuance of grading permit. Methods: Prior to issuance of a Grading Permit, Project Applicant shall submit to the City of Corona either of the following: written correspondence from CDFW stating that notification pursuant to section 1602 of the Fish and Game Code is not required for the Project, or a copy of a CDFW-executed Lake or Streambed Alteration Agreement authorizing impacts to Fish and Game Code section 1602 resources associated with the activities identified in this Project.</p>	<p>Implementation: Project Applicant Monitoring and Reporting: City of Corona.</p>
<p>Prior to issuance of any grading permit the Project shall demonstrate compliance with the MSHCP and its associated Implementing Agreement, via the provision of written correspondence from the USFWS and CDFW stating that the Project is consistent with the MSHCP's Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP section 6.1.2</p>	<p>Timing: Prior to issuance of grading permit. Methods: Prior to issuance of a Grading Permit the Project shall submit to the City of Corona written correspondence from CDFW and the USFWS stating that the Project is consistent with the MSHCP.</p>	<p>Implementation: Project Applicant Monitoring and Reporting: City of Corona.</p>

From: 5625221852@vzwpix.com <5625221852@vzwpix.com>

Sent: Monday, April 6, 2020, 1:16 PM

To: Sandra Yang

Subject: RWQCB-8 comments, Arantine Hills deadline: Will BCW widening include the more na

RWQCB-8 comments, Arantine Hills deadline: Will BCW widening include the more narrow channel width below I-15? Bridge to PA16: please describe footings in BCW, or is it a span up to bluff? Bluff stabilization in BCW: what is fill type? Describe mitigation for all fill in or adjacent to waters. Thanks Glenn Robertson

1
2
3 & 4

From: Brian Diaz <bdiaz@recupero.net>
Sent: Monday, April 6, 2020 3:57 PM
To: Sandra Yang <Sandra.Yang@CoronaCA.gov>
Cc: mrecupero@recupero.net; 'John Sherwood' <jsherwood@nwhm.com>; 'Devine, William' <wdevine@allenmatkins.com>
Subject: Comments on Draft SEIR: Bedford Marketplace / DPR2019-0019, etc.

Sandra,

The New Home Company has some comments on the Bedford Marketplace SEIR, see attached. Comments are also summarized below:

1. Page 1-1 – The word “including” needs to be inserted between the words “feet” and “a” so it reads “feet, including a 135-room hotel.” 1
2. The other comment has to do with several of the mitigation measures. It appears that the Bedford Marketplace SEIR references all the mitigation measures from the Arantine Hills Specific Plan SEIR but adds some new mitigation measures and modifies a number of others. See for example MM’s 4.3.6.1I, 4.4.5.2B, 4.4.5.2B, 4.5.6.1A, 4.5.6.2A, 4.6.6.1A, 4.6.6.1E. It needs to be made clear that the mitigation measures in the Bedford Marketplace SEIR only apply to the Bedford Marketplace project and do not apply to the remainder of the Arantine Hills Specific Plan that is owned by Arantine Hills Holdings (“AHH”). AHH is not a party to the Bedford Marketplace project so should not have any of its previous approvals, including its mitigation monitoring program, modified in any way by City approval of the Bedford Marketplace project. 2

Thank you,
-Brian

Brian Diaz
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