

Final
ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NO. 2006091093

ARANTINE HILLS SPECIFIC PLAN
CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

LSA

July 31, 2012

Final
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CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

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LSA Project No. CCR0901

LSA

July 31, 2012

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1.0 INTRODUCTION

The Final Environmental Impact Report (EIR) for the proposed Arantine Hills Specific Plan (Project or proposed project) is composed of the Draft EIR State Clearinghouse No. 2006091093 and Appendices; the Response to Comments; and the Findings, Statement of Overriding Considerations, Staff Reports, and Resolutions. Specifically, this document portion of the EIR includes the Comments and Responses volume of the Final EIR, EIR modifications or errata, and the Mitigation Monitoring and Reporting Program (MMRP). The purpose of this document is to respond to all comments received by the City of Corona (City) regarding the environmental information and analyses contained in the Draft EIR. Additionally, any corrections to the text and figures of the Draft EIR, generated either from responses to comments or independently by the City, are stated in this volume of the Final EIR. The Draft EIR text itself has not been modified to reflect these clarifications.

1.1 CONTENT AND FORMAT

Subsequent to this introductory section, Section 2.0 contains copies of each comment letter received on the Draft EIR, along with annotated responses to each comment contained within the letters, Section 3.0 of this document contains corrections and errata to the Draft EIR. Section 4.0 contains the Mitigation Monitoring and Reporting Plan, which includes additional measures developed as a part of this Final EIR.

1.2 PUBLIC REVIEW OF THE DRAFT EIR

As required by the California Environmental Quality Act (CEQA) Guidelines Section 15087, a Notice of Completion (NOC) of the Draft EIR State Clearinghouse No. 2006091093 for the Arantine Hills Specific Plan was filed with the State Clearinghouse on May 14, 2012 and the Notice of Availability (NOA) of the Draft EIR was filed with the Riverside County Clerk on May 14, 2012.

The Draft EIR was circulated for public review for a period of 45 days, from May 14, 2012 to June 28, 2012. Copies of the Draft EIR were distributed to all Responsible Agencies and to the State Clearinghouse in addition to various public agencies, citizen groups, and interested individuals. Copies of the Draft EIR were also made available for public review at the City Community Development Department, at one area library, and on the internet.

A total of fifteen comment letters was received. Six of the comment letters received were from agencies. One comment letter was received from a utility company, three letters from Native American Tribes and five letters from individuals. All fifteen letters have been responded to within this document. Comments that address environmental issues are thoroughly responded to in Section 2.0.

1.3 POINT OF CONTACT

The Lead Agency for this Project is the City of Corona. Any questions or comments regarding the preparation of this document, its assumptions, or its conclusions, should be referred to:

Terri Manuel, Planning Manager
Planning Division
400 South Vicentia Avenue
Corona, California 92282
Phone: (951) 736-2262

1.4 PROJECT SUMMARY

The following information is summarized from the Project Description in the Draft EIR. For additional detail in regard to Project characteristics and Project-related improvements, along with analyses of the Project's potential environmental impacts, please refer to Draft EIR Sections 3.0 and 4.0, respectively.

1.4.1 Project Location

The proposed project is located in the Bedford Canyon area of the Santa Ana Mountain foothills in the southeastern portion of Corona. The City of Corona is generally situated southwest of the City of Riverside, south of the City of Norco, and north of the City of Lake Elsinore in Riverside County, California. Interstate 15 (I-15) traverses the northeastern boundary of the Specific Plan area. West of the I-15, Eagle Glen Parkway and the Eagle Glen Specific Plan area surround the project site on the north and west, and the Cleveland National Forest is to the south. Rural residential development within unincorporated Riverside County is located to the southeast. Current access to the site is from Eagle Glen Parkway via an agricultural access road located along the north center portion of the site.

1.4.2 Proposed Project

The proposed project would result in the creation of a 276-acre master-planned community that includes residential, commercial, and mixed-use development as well as open space/recreational uses. The master planned community that would support up to 1,806 residential units with densities ranging from 3 units per acre to 35 units per acre, 745,300 square feet of commercial, office, business park, and light industrial space, 15.2 acres of parks, 36.9 acres of open space, and 16.5 acres of master planned roadways. The project area is divided into 19 different planning areas.

The Specific Plan would establish land use types, locations, and densities; a circulation concept; infrastructure and public facility improvements; development standards and design guidelines; and an implementation program that would guide development for the Arantine Hills. Project approvals include the approval of a General Plan Amendment (the modification of the existing General Plan land use designations on site from Agriculture-Possible Future Urban Use to Low Density Residential, Medium Density Residential, High Density Residential, General Commercial, Mixed Use, Park, and Open Space General), the approval of the Specific Plan, approval of a development agreement, approval of a tentative map, and approvals of subsequent parcel maps and tentative tract maps.

1.4.3 Project Objectives

The State CEQA Guidelines require that the EIR Project Description include "a statement of objectives sought by the proposed project." The intent of the proposed project is to provide a cohesive planning framework, such that the major land use, circulation, and infrastructure requirements are coordinated and logically planned. The proposed project seeks to achieve the following objectives:

- Build upon the platform of high-quality design, architecture, and landscaping established by the neighboring Eagle Glen residential community to provide a cohesive, pedestrian-friendly community that offers a variety of both passive and active recreational amenities to residents of Arantine Hills and the City of Corona.
- Establish an open space preservation area and a multipurpose trail along and adjacent to Bedford Canyon Wash to provide an important link to the natural environment.

- Develop Arantine Hills as a well-designed, balanced community that integrates residential uses with office, retail, entertainment, research and development, and other appropriate uses.
- Provide new employment opportunities for Corona residents along the I-15 Freeway corridor.
- Develop freeway-oriented commercial development to serve regional needs and drive revenue for the City.
- Address the City's current and projected housing needs for all segments of the community by providing a range of family-oriented single-family detached and attached housing and multifamily residences.
- Establish a mix of land uses and local-serving activities that meet the General Plan's objectives concerning community character and pedestrian-friendly design.
- Implement the City's General Plan Land Use Element goal to provide for compatibility of land uses, fiscal balance, recreation, and resource protection.
- Create a system of roads, trails, and sidewalks that will fulfill the policies of the Corona General Plan by allowing residents to live in proximity to recreational opportunities, retail centers, commercial and business/office development, and research and development uses.
- Provide a network of pleasant, safe, and convenient sidewalks, bike lanes, and a multi-purpose trail along Bedford Canyon Wash.
- Concentrate development within neighborhoods to promote greater efficiency of land use, and promote walking and bicycling as an alternative to motor vehicle use.
- Incorporate "green" and sustainable practices, as practicable, in developing buildings and infrastructure in Arantine Hills.
- Maximize opportunities for using water-wise plant materials in the project landscaping to promote water conservation.
- Identify and address safety hazards, such as wildfire and flooding dangers, through implementation of design safety features and improvements to Bedford Canyon Wash.
- Undertake development of the project site in a manner that is economically feasible and balanced to address both the applicant's and the City's economic concerns.

1.4.4 Required Permits and Discretionary Actions

Implementation of the proposed project would require the following legislative and discretionary approvals from the City of Corona or other responsible agencies:

Discretionary actions anticipated to be taken by the City as part of the proposed project include:

- General Plan Amendment approval;
- Specific Plan approval;
- Master Tentative Tract Map Approval;
- Cancellation of two Williamson Act contracts that are in Non-renewal and expire in 2013; and
- Certification of Environmental Impact Report.

Non-discretionary actions anticipated to be taken by the City at the staff level as part of the proposed project include:

- Approval of improvement plans after the approval of Master Tentative Tract Map, such as approval of subsequent water, sewer, grading, and street widening plans.
- Approval of a Storm Water Pollution Prevention Plan (SWPPP) to mitigate site runoff during construction and a final Water Quality Management Plan (WQMP) to mitigate for post-construction runoff flows.
- Water Supply Verification per SB 221 prior to approval of the Tentative Tract Map.
- Approvals and permits required by other agencies include:
 - A National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board (RWQCB) to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened;
 - Clean Water Act Section 401 Water Quality Certification from the Santa Ana RWQCB;
 - Determination of project consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) by the Western Riverside County Regional Conservation Authority (RCA);
 - Section 1601/1603 Agreement from the California Department of Fish and Game (CDFG); and
 - Clean Water Act Section 404 Permit from the United States Army Corps of Engineers (USACE).

The above list includes approvals known to be required for one or more components of the proposed Specific Plan. Other approvals may be required as individual future projects are proposed for the project area. This EIR is intended to facilitate adoption of the Specific Plan.

Subsequent CEQA Review of Development Consistent with the Specific Plan. Section 65457 of the California Government Code provides that once an EIR has been certified and a specific plan adopted, any residential or commercial development project, including any subdivision or zone change, which is undertaken to implement and is consistent with the specific plan is exempt from additional CEQA review. This exemption does not apply if after the adoption of the specific plan, any of the events which would trigger preparation of a subsequent or supplemental EIR occur, including substantial changes in the project or circumstances under which the project is being undertaken requiring major revisions in the project, or new information becomes available which was not known at the time the EIR was certified. If a supplemental EIR is prepared covering the changes, new circumstances, or new information and is certified, the exemption will apply to the projects that then follow the specific plan. However, it is anticipated that project level environmental review will be conducted by the City for each Planning Area.

2.0 RESPONSE TO COMMENTS

Twelve comment letters and three e-mails were received during the public review period. Comments were received from six State agencies, three Native American Tribes, one utility company, and five individuals. All fifteen letters have been responded to within this document. Comments that address environmental issues are thoroughly responded to. Comments that (1) do not address the adequacy or completeness of the Draft EIR; (2) do not raise environmental issues; or (3) do request the incorporation of additional information not relevant to environmental issues do not require a response, pursuant to Section 15088(a) of the State CEQA Guidelines.

Section 15088 of the State CEQA Guidelines, Evaluation of and Response to Comments, 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 received during the noticed comment period and any extensions and may respond to late comments.
- b) 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, 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 the reasons that 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.
- c) 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 volume of the Final EIR clarifies, amplifies, or makes minor modifications to the Draft EIR. No significant changes have been made to the information contained in the Draft EIR as a result of the responses to comments, and no significant new information has been added that would require recirculation of the document.

An Errata to the EIR (Section 3.0) has been prepared to make minor corrections and clarifications to the Draft EIR as a result of City review and comments received during the public review period. Therefore, this Response to Comments document, along with the Errata is included as part of the Final EIR for consideration by the City Council prior to a vote to certify the Final EIR.

2.1 LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES COMMENTING ON THE DEIR

The persons, organizations, and public agencies that submitted comments regarding the Draft EIR through June 28, 2012, are listed below. A total of fifteen comment letters was received. Six of the comment letters received were from agencies. One comment letter was received from a utility

company, three letters from Native American Tribes and five letters from individuals. Each comment letter received is indexed with a number below and are arranged by date.

Comment Letters Received Regarding the Draft EIR

- A Soboba Band of Mission Indians (May 14, 2012)**
Joseph Ontiveros, Soboba Cultural Resources Department

- B Daniel Heredia (May 14, 2012)**

- C Erich Kwek (e-mail May 14, 2012)**

- D Brian Skvarca (e-mail)**

- E California Native American Heritage Commission (May 25, 2012)**
Dave Singleton, Program Analyst

- F Jan Stallones (e-mail May 28, 2012)**

- G Rincon Band of Luiseno Indians (May 30, 2012)**
Rose Duro, Rincon Cultural Committee Chairman

- H Southern California Edison (June 7, 2012)**
Louis B. Davis, Local Public Affairs Regional Manager

- I Mr. and Mrs. Michael J. Yorba (June 7, 2012)**

- J California Department of Fish and Game (June 25, 2012)**
Jeff Brandt, Senior Environmental Specialist

- K California Department of Toxic Substances Control (June 25, 2012)**
Al Shami, Project Manager
Brownfields and Environmental Restoration Program

- L California Department of Transportation, District 8 (June 26, 2012)**
Daniel Kopulsky, Office Chief
Community Planning/IGR-CEQA

- M California Governor's Office of Planning and Research, State Clearinghouse (June 26, 2012)**
Scott Morgan, Director State Clearinghouse

- N South Coast Air Quality Management District (June 28, 2012)**
Ian McMillian, Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

- O Temecula Band of Luiseno Mission Indians – Pechanga (June 28, 2012)**
Anna Hoover, Cultural Analyst
Pechanga Cultural Resources

2.2 FORMAT OF RESPONSES TO COMMENTS

Aside from the courtesy statements, introductions, and closings, individual comments within the body of each letter have been identified and numbered. A copy of each comment letter and the City's

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responses are included in this section. Brackets delineating the individual comments and an alphanumeric identifier have been added to the right margin of the letter. Responses to each comment identified are included on the page(s) following each comment letter. Responses to comments were sent to the agencies that provided comments.

In the process of responding to the comments, there were minor revisions to the Environmental Impact Report. None of the comments or responses constitutes “significant new information” (*CEQA Guidelines* Section 15073.5) that would require recirculation of the Environmental Impact Report.

Received

JUN - 4 2012

Community Development Dept



May 14, 2012

Attn: Terri Manuel, AICP Planning Manager
City of Corona- Community Development Department
400 South Vicente Ave
Corona, California 92882-2187

Re: Draft Environmental Impact Report for the Arantine Hills Specific Plan

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

1

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. In addition to the implementation of a Native American monitoring component, the Tribe is requesting that a Treatment and Dispositions Agreement between the developer and the Soboba Band of Luiseño Indians be provided to the City of Corona prior to the issuance of a grading permit and before conducting any additional archaeological fieldwork, and that these specifics also be included in the Environmental Impact Report
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

2

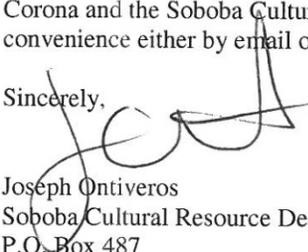
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4

5

The Soboba Band of Luiseno Indians is requesting a face-to-face meeting between the City of Corona and the Soboba Cultural Resource Department. Please contact me at your earliest convenience either by email or phone in order to make arrangements.

Sincerely,


Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. When appropriate and agreed upon in advance, the Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

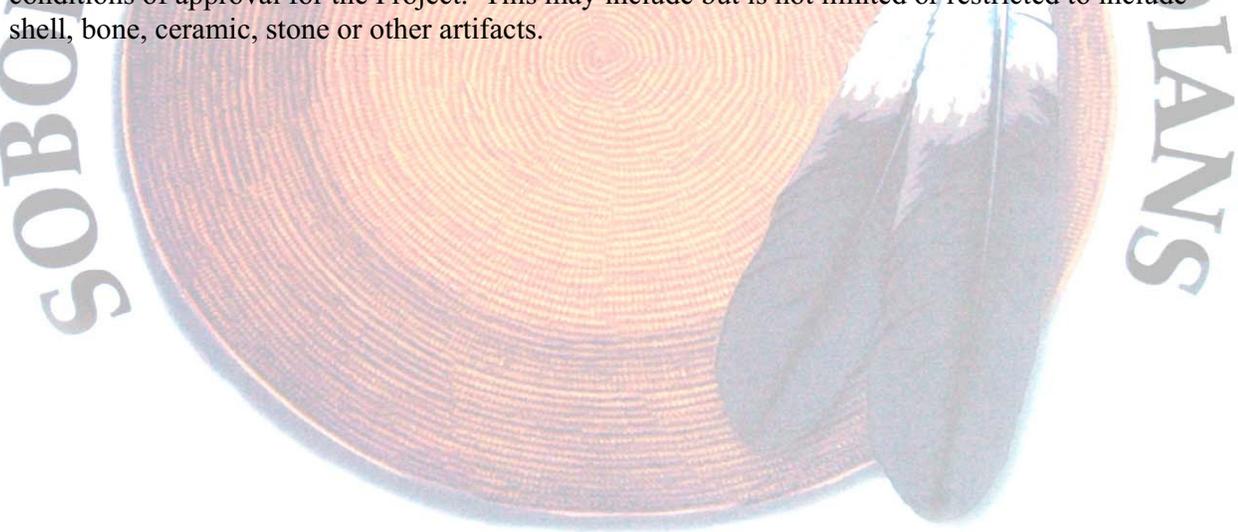
The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains.

- A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.
- B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.
- C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.
- D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.
- E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

Coordination with County Coroner’s Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer’s archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



2.4 RESPONSE TO LETTER A

Soboba Band of Luiseño Indians

Response to Comment A-1. The City acknowledges that the area is a highly sensitive to the people of Soboba. Two cultural resources assessments were prepared for the Arantine Hills Specific Plan site which were summarized in the Draft EIR and included as Appendices to the Draft EIR and are:

- *Cultural Resources Assessment Arantine Hills Specific Plan*, LSA Associates, Inc., August, 2010 (Appendix F-1).
- *A Phase I Cultural Resources Investigation of 500+/- Acres in the Bedford Canyon Area near the City of Corona of Riverside County*, McKenna and Brunzell, July 2003 (Appendix F-2).

Draft EIR, Chapter 4.5 Cultural Resources, page 4.5-4 states “As part of the Native American Consultation conducted for the proposed project, a letter was sent to the NAHC on February 18, 2010. Letters to each of the local Native American Tribes were mailed on February 18, 2010. The letters included a brief project description and asked that the tribes to contact the consultant with input regarding the presence of cultural resources in the project area.

Two tribes (Soboba Band of Luiseño Indians and the Pechanga Band of Mission Indians) (Tribes) requested further consultation and future updates in regards to the Project. On October 26, 2010, the City consulted with the Soboba Tribe, and on November 3, 2010, the City consulted with the Pechanga Tribe. During these consultations, both Tribes concluded that while the project site lies outside the limits of their existing reservations, the project area does fall within the bounds of their Tribal Traditional Use Areas, is in close proximity to known sacred sites, and is a shared use area that was used in ongoing trade with the Luiseño and Cahuilla people. The Tribes requested the following actions:

- *Transfer of information regarding the progression of the project should be conducted as new development occurs;*
- *Each Tribe requested to be regarded as the lead consulting tribal entity for the project;*
- *That Tribal monitors be present during ground-disturbing operations, surveys, and archaeological testing; and*
- *Proper procedures identified by the Tribe related to the treatment and disposition of cultural artifacts be honored.”*

Draft EIR, Chapter 4.5 Cultural Resources, page 4.5-9 recognizes that even though the cultural resource assessments prepared for the proposed project site did not find archaeological resources on site,”*during separate SB18 consultations with the Pechanga and Soboba Tribes, the Tribes requested that Native American monitors be present on-site during all clearing, rough grading, and excavation activities due to the potential for such activities to unearth ancient remains and related artifacts from sacred burial sites. In order to ensure that cultural resources are identified during earthmoving activities, a qualified archaeologist shall be retained. The archaeologist monitor shall assess the nature and significance of the find and make recommendations for further study which may include: archaeological excavation, laboratory analysis, consultation with Indian Tribes, curation of materials, and an archaeological report. While the possibility of finding archaeological resources is remote for the project site, grading on the site would be required. On-site excavation may uncover previously undetected subsurface archaeological resources. To mitigate for this potential impact, the following measures have been identified as amended per Response to Comment O-5.*

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 ~~consult with~~ instruct them with respect to its implementation. The qualified archaeological monitor shall be on site at all times during the initial phases of clearing and rough grading to inspect cuts for archaeological and cultural resources. If such resources are discovered, and are in danger of loss and/or destruction, the qualified archaeological monitor shall recover them. In instances where recovery requires an extended salvage time, the qualified archaeological monitor shall be allowed to temporarily direct, divert or halt grading to allow recovery of resource remains 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 scientific institution with archaeological collections and ~~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.*

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 conjunction consensus with the archaeological monitor ~~and the City~~. The tribal monitor(s) shall attend all pre-grading meetings to assist the archaeological monitor with informing the grading and excavation contractors of the archaeological resources mitigation program and instruct them with respect to its implementation. The qualified tribal monitor shall be on site at all times during clearing and rough grading to inspect cuts for archaeological and cultural resources.*

Response to Comment A-2. As discussed in Response to Comment A-1 above, Draft EIR, Chapter 4.5 Cultural Resources, page 4.5-4 states that SB18 consultation did occur with the Soboba Tribe on October 26, 2010 and the City received the Tribe's request to "transfer of information regarding the progression of the project should be conducted as new development occurs".

Response to Comment A-3. . As discussed in Response to Comment A-1 above, Draft EIR, Chapter 4.5 Cultural Resources, page 4.5-4 states that SB18 consultation did occur with the Soboba Tribe on October 26, 2010 and the City received the Tribe's request "to be regarded as the lead consulting tribal entity for the project"

Response to Comment A-4. As discussed in Response to Comment A-1 above, Draft EIR, Chapter 4.5 Cultural Resources, page 4.5-4 states that SB18 consultation did occur with the Soboba Tribe on October 26, 2010 and the City. The City has agreed to add a mitigation measure to the Final EIR Section 3 Errata and Section 4 Mitigation Monitoring and Report Program as follows.

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), the treatment and the disposition of human remains.*

Response to Comment A-5. The following is a response to the commentor's request that proper procedures be taken and requests of the Tribe honored.

Treatment of Cultural Items (artifacts). The City has agreed as indicated in Mitigation Measure 4.5.6.1A that *“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.”* Therefore, any cultural artifacts will not be turned over to the Native American Tribes unless there is an agreement to the contrary.

Treatment and Disposition of Remains. The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98, including coordination with the Native American Heritage Commission (NAHC), which will identify the “most likely descendant” (MLD) should the remains be identified as being of Native American origin. As further stated in Section 7050.5, “...with the permission of the owner of the land or his/her authorized representative, the descendant may inspect the site of the discovery. The descendant shall complete the inspection within 24 hours of notification of the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.”

Therefore, the City intends on following the state law and no further mitigation is required.

Coordination with the County Coroner’s Office. The City intends on following the state law (Public Resources Code Section 5097.98) and no further mitigation is required.

Non-Disclosure of Location Reburials. The City concurs with the recommendation of the Soboba’s and any reburial of Native American human remains or cultural artifacts shall not be disclosed to the public and Mitigation Measure 4.5.6.1D has been added to the Final EIR Section 3 Errata and Section 4 Mitigation Monitoring and Report Program as follows:

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).

The City has agreed as indicated in Mitigation Measure 4.5.6.1A that *“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.”* Therefore, any cultural artifacts will not be turned over to the Native American Tribes unless there is an agreement to the contrary.

Daniel Heredia
4270 Stonebriar Circle
Corona, CA. 92883
951-893-1486
danheredia58@yahoo.com

May, 14, 2012

Terri Manuel, AICP, Planning Manager
City Of Corona, Community Development Dept.
400 S. Vicentia Ave.
Corona, Ca. 92882-2187

Re: Arantine Hills Specific Plan Draft EIR

I briefly reviewed the Draft EIR of this project and I have concerns and suggestions as I live and own a home in the Eagle Glen community since 2004. My first concern is that I feel there should not be any development until the Cajalco Road on and off ramps and bridge have been widened and improved. A project this size would cause major traffic congestion and hazards.

1

I also feel there should not be any type of manufacturing business allowed because of noise, traffic and pollution.

2

The amount of homes should be reduced because the proposed density would cause a shortage of water resources Corona and the county lack.

3

Due to the proposed growth of our population and any future homes built on the site I suggest a partnership with the City's parks and recreation department to build an Aqua Park, skateboard park and community center in addition to the proposed recreational fields for the citizens who reside south of Foothill or, Ontario Ave because we do not have sufficient & usable facilities. The new park on El Cerrito is already over used and there is no public swimming or exercise facilities in the immediate area. With the obesity epidemic children and adults are facing the City should consider assisting its citizens.

4

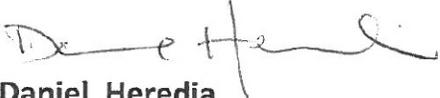
I suggest using solar power, lots of trees and recycled water to minimize the use of purchased utilities and to keep the area cool as it does become very warm in the purposed site. There is at least 5 to 10 degrees difference in the summer.

5

Thank you for allowing me to express my opinion and hope the ideas and suggestions will be considered.
Please include me with any updates on this matter.

} 6

Sincerely,


Daniel Heredia

2.6 RESPONSE TO LETTER B

Daniel Heredia

Response to Comment B-1. The Draft EIR contains an analysis of the traffic impacts of the proposed project in Chapter 4.16 Traffic and Transportation that is based on two traffic studies prepared for the proposed project and contained in the Appendices of the EIR. Those 2 studies are:

- *Traffic Impact Analysis, Arantine Hills Specific Plan, Urban Crossroads, August 11, 2011 (Appendix L-1).*
- *Arantine Hills Specific Plan Addendum – Existing Plus Project Conditions, Urban Crossroads, July 28, 2011 (Appendix L-2).*

Both the traffic studies and the Draft EIR recognize the Cajalco Interchange contains deficiencies that must be improved. Table 4.16.B: Existing Baseline Intersection LOS Conditions, on page 4.16-5, indicates the interchange on/off ramps have an existing acceptable Level of Service (LOS) of C and D during the AM and PM peak hours. Table 4.16.D: Existing Baseline Ramp Merge/Diverge LOS Conditions, on page 4.16-7 all of the existing merging and diverging points are at or exceeding acceptable levels of service based on existing configuration of the roadway networks for the Cajalco Road On and Off-Ramps.

Table 4.16.H: Existing Baseline Intersection LOS Conditions With and Without Project Development, page 4.16-15, indicates that with the proposed project the following will occur:

- *I-15 Southbound Ramps/Cajalco Road: Under existing baseline (without project) conditions, this intersection will operate satisfactorily at LOS C during the a.m. peak hour and LOS D during the p.m. peak hour. The addition of project traffic would cause operations at this intersection to deteriorate to LOS F during both the a.m. and p.m. peak hour. This is a significant impact requiring mitigation.*
- *I-15 Northbound Ramps/Cajalco Road: Under existing baseline (without project) conditions, this intersection will operate satisfactorily at LOS C during the a.m. peak and p.m. peak hours. The addition of project traffic would cause operations at this intersection to deteriorate to LOS F during both the a.m. and p.m. peak hour. This is a significant impact requiring mitigation.*

Implementation of Mitigation Measure 4.16.6.1A (Chapter 4.16 Traffic and Transportation, page 4.16-17, will reduce the proposed project's impacts on the I-15 Southbound and Northbound Ramps/Cajalco Road to acceptable levels of service.

4.16.6.1A: *Prior to issuance of a Certificate of Occupancy for the first dwelling unit and/or commercial, office or industrial building within the Specific Plan area, the project proponent shall construct or guarantee the construction of the improvements identified below as mitigation measures for existing plus project conditions. Additionally, the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) must be in place to serve the existing plus project daily volumes. The following modifications to intersection configurations for existing baseline plus project are recommended to improve levels of service in accordance with City requirements:*

- **Masters Drive/California Drive:** *Install a traffic signal.*
- **Masters Drive/Eagle Glen Parkway:** *Install a traffic signal.*
- **Bedford Canyon Road/Eagle Glen Parkway:** *Add a northbound left-turn lane, a northbound through lane, two northbound right turn lanes with northbound right-turn overlap phasing, a*

second southbound left-turn lane, a southbound through lane, an eastbound through lane, and two westbound left-turn lanes.

- ***I-15 Southbound Ramps/Cajalco Road:*** *Add a second southbound left-turn lane, a second southbound right-turn lane, reconstruct the eastbound approach to provide two left-turn lanes and two through lanes, and reconstruct the westbound approach to provide one through lane and one right-turn lane.*
- ***I-15 Northbound Ramps/Cajalco Road:*** *Add a second eastbound left-turn lane.*

The following modifications to intersection configurations for opening year 2014 plus project are recommended to improve levels of service (Draft EIR, page 4.16-23):

4.16.6.2A: *Prior to issuance of a Certificate of Occupancy for the first dwelling unit and/or commercial, office or industrial building within the Specific Plan area, the project proponent shall construct or guarantee the construction of those improvements identified below as mitigation measures for year 2014 plus project conditions. In addition, the project proponent shall participate in the City of Corona Development Impact Fee Program and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program. Additionally, the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) must be in place to serve the existing plus project daily volumes.*

- ***Bedford Canyon Road/Eagle Glen Parkway:*** *Add a northbound left-turn lane, a northbound through lane, a northbound right-turn lane with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, and a westbound left-turn lane.*
- ***I-15 Southbound Ramps/Cajalco Road:*** *Reconstruct the eastbound approach to provide two left-turn lanes and one through lane.*
- ***Street C/Eagle Glen Parkway:*** *Install a traffic signal, add a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane.*
- ***Street C/Street B:*** *Add a westbound stop sign, a northbound all-way lane, a southbound all-way lane, and a westbound all-way lane.*
- ***Street A/Driveway 1:*** *Add an eastbound stop sign, a northbound all-way lane, a southbound all-way lane, and an eastbound all-way lane.*

In addition in the Draft EIR page 4.16-30, Mitigation Measure 4.16.6.3A (below) is very clear in stating no development will occur in Phases 3 & 4 of the project until the interchange improvements are in place.

4.16.6.3A: *Prior to the issuance of a Certificate of Occupancy for a project developed in Phases 3 and 4 within the Specific Plan area, the project proponent shall construct or guarantee the construction of those improvements identified below as mitigation measures for year 2019 plus project conditions. In addition, the project proponent shall participate in the City of Corona Development Impact Fee Program and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program. Additionally, the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) must be in place prior to issuance of any Certificates of Occupancy for a project developed in Phase 2 in order to serve the existing plus project daily volumes.*

- ***Masters Drive/Eagle Glen Parkway:*** *Install a traffic signal.*
- ***Bedford Canyon Road/Eagle Glen Parkway:*** *Add a northbound left-turn lane, a northbound through lane, two northbound right-turn lanes with northbound right-turn overlap phasing, a*

second southbound left-turn lane, a southbound through lane, a third eastbound through lane, and two westbound left-turn lanes.

- ***I-15 Southbound Ramps/Cajalco Road:*** *Add a second southbound left-turn lane, a second southbound right-turn lane, reconstruct the eastbound approach to provide two left-turn lanes and two eastbound through lanes, and reconstruct the westbound approach to provide one through lane and one shared through/right-turn lane.*
- ***I-15 Northbound Ramps/Cajalco Road:*** *Add a second northbound left-turn lane and a second eastbound left-turn lane.*
- ***Street C/Eagle Glen Parkway:*** *Add traffic signal, a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane.*
- ***Street C/Street B:*** *Add an eastbound stop sign and an all-way lane at all approaches.*
- ***Street A/Driveway 1:*** *Install a traffic signal, a northbound left-turn lane, a northbound through right lane, a southbound left-turn lane, a southbound through/right-turn lane, an eastbound left-turn lane, an eastbound through/right-turn lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane with westbound right-turn overlap phasing.*
- ***Street A/Street B:*** *Install a traffic signal, a northbound left-turn lane, a northbound through lane, a southbound left-turn lane, a southbound through lane, an eastbound left-turn lane, an eastbound through lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane.*

In summary, the Draft EIR recognizes there are deficiencies at the Cajalco Road/I-15 Interchange and the proposed project will have a significant impact on the interchange. The Draft EIR also provides mitigation measures to reduce the impact at the interchange to less than significant levels.

Response to Comment B-2. The light industrial land uses were analyzed in the Draft EIR for air quality, noise, and traffic impacts (Chapter 4.3 Air Quality, Chapter 4.12 Noise, and Chapter 4.16 Traffic and Transportation). For those impacts that were determined to be significant mitigation is proposed to reduce the impacts to less than significant were feasible. The EIR determined the proposed project would have a significant and unavoidable impact to the conversion of Prime and Unique Farmland, construction and operational air quality emissions, and traffic on I-15.

In instances where the impact of the project cannot be reduced to less than significant and it is determined the impact is significant and unavoidable, the City, must adopt a Statement of Overriding Considerations that finds (1) under Public Resources Code Section 21081(a)(3), and CEQA Guidelines Section 15091(a)(3), that specific economic, legal, social technological, or other considerations, including provisions of employment opportunities to highly trained workers make infeasible the mitigation measures or project alternatives identified in the Final EIR; and (2) under CEQA Guidelines section 15092(b), that the remaining significant effects are acceptable due to overriding concerns described in the CEQA Guidelines Section 15093. CEQA does have a provision as stated above that an impact can be significant and unavoidable if the City makes findings as to why it is willing to accept the significant impact; therefore, it was not CEQA's intent to not allow any tolerance for impacts on the environment as long a good faith effort is made to reduce the impacts where reasonable.

Response to Comment B-3. The proposed project was analyzed for its impact on water use in the Draft EIR, Chapter 4.17 Utilities and Service Systems, Section 4.17.5.3 Adequate Water Supply, pages 4.17-13 – 7.17.17.

A water supply assessment (WSA) [Water Supply Assessment for the Arantine Hills Specific Plan Project Corona, California, City of Corona Department of Water and Power, September 1, 2010

(Appendix M-3 of the Draft EIR] was prepared for the proposed project and determined the proposed Specific Plan would have a water demand of approximately 709 acre-feet per year (AFY). Table 4.17.E from the project's WSA reports supply versus demand for normal, single-dry year, and multiple-dry year events. Supply was found to exceed demand by 82.1, 97.5 and 16.4% of demand for normal, single-dry and multiple-dry years in 2020; 86.6, 102.5 and 20.4% of demand in 2030.

Subsequent to preparation of the WSA for the project, the City completed its Urban Water Master Plan (UWMP). Table 4.17.F from Corona's 2010 UWMP found similar and mostly lower values for water supply versus demand, with water supply exceeding demand by 74, 32 and 24% of demand in 2020 for normal, single and multiple dry years; 70, 29 and 20 percent of demand in 2030.

Based on information reported from the WSA and Corona's 2010 UWMP, sufficient water supplies are available to meet future needs for the City's water service area through its anticipated build-out, projected to occur in year 2030 under normal, single-dry and multiple-dry water years. Based on the analysis contained in the EIR, the City of Corona has sufficient water supplies to support the proposed Specific Plan and the densities for land uses do not need to be reduced.

Response to Comment B-4. The specific design of the Arantine Hills park sites and what they will contain will be evaluated under a future Park Development Agreement subject to approval by the Parks and Community Services Director, Parks Commission and the City Council. The exact types of uses that will be in the parks have not been identified at this time. The suggestion for an Aqua Park will be taken under consideration by the appropriate decision making bodies.

Response to Comment B-5. The proposed projects impacts on energy use and recycled water were analyzed in the Draft EIR Chapter 4.3 Air Quality and Chapter 4.9 Hydrology and Water Quality. Mitigation measures are to be implemented through the Mitigation Monitoring and Reporting Program (Final EIR Section 4.0) to reduce the significant impacts of the proposed project on energy and water to less than significant levels are described below.

Draft EIR Chapter 4.3 Air Quality contains the following migration measures to reduce energy use by the proposed project:

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:*

- *Exceed 2008 California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling.*
- *Increase in insulation such that heat transfer and thermal bridging is minimized.*
- *Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.*
- *Incorporate dual-paned or other energy efficient windows.*
- *Incorporate energy efficient space heating and cooling equipment.*
- *Install interior and exterior energy efficient lighting which exceeds the 2008 California Title 24 Energy Efficiency performance standards including but not limited to automatic devices to turn off lights when they are not needed.*

- *To the extent that they are compatible with landscaping guidelines established by the City, include shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings, within the project site.*
- *Use light and off-white colors in the paint and surface color palette for project buildings to reflect heat away.*
- *All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.*

4.3.6.4B: *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:*

- *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.*

The Draft EIR, Chapter 4.9 contains the following mitigation measure to reduce the effects of water use by the proposed project:

4.9.6.3A: *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:*

- *Drought-tolerant landscaping plan;*
- *Indoor project design features such as low-flush toilets and low-flow faucets;*
- *Outdoor project design features such as subsurface irrigation systems, rain sensors, drip irrigation, or high-efficiency sprinkler heads;*
- *Use of alternative water sources (e.g., reclaimed water); and*
- *Educational materials to be utilized by the project tenants.*

Response to Comment B-6. Thank you for taking the time to express your comments and concerns on the Arantine Hills Specific Plan. Your comments will be provided to the City decision makers for their consideration prior to making their final decision on the proposed project.

From: Erich Kwek [<mailto:ekwek@swhittier.k12.ca.us>]
Sent: Monday, May 14, 2012 2:15 PM
To: Terri Manuel
Subject: Arantine Hills Specific Plan Draft Environmental Impact Report

May 14, 2012

City of Corona, Community Development Department
400 South Vicentia Avenue
Corona, CA 92882-2187
Attn: Terri Manuel, AICP, Planning Manager

Regarding: Arantine Hills Specific Plan Draft Environmental Impact Report

I live on Castlepeak Drive adjacent to this proposed project. I am all for development in our area and the economic benefits it will bring, but I have serious traffic concerns regarding this project. The exit off I-15 at Cajalco is often very congested. The additional housing and businesses planned will bring additional congestion. The current exit ramp at Cajalco will not be able to serve the many cars and trucks this project will bring. The exit needs to have increased capacity before this project proceeds.

1

Another problem will be the volume of traffic on Eagle Glen Parkway. Early plans for this project called for a single entrance off of Eagle Glen Parkway. The volume of cars entering the project through this one entrance will cause considerable traffic jams and congestion. There needs to be additional points of entry to this project to avoid congestion.

2

Other homeowners in my neighborhood have expressed similar concerns. They need to be addressed before this project is approved.

3

Thank you.

Erich Kwek
4264 Castlepeak Drive
Corona, CA 92883
Home: 951-278-2276
Cell: 562-668-6307
Email: ekwek@swhittier.k12.ca.us

2.8 RESPONSE TO LETTER C

Erich Kwek

Response to Comment C-1. The City concurs with the commentor's comment the proposed project will impact an already congested Cajalco/I-15 Interchange. As indicated in Response to Comment B-1, the Arantine Hills Specific Plan will add additional traffic to area roadways including the interchange and mitigation measures are proposed through improvements and the participation by the project proponent in the City of Corona Development Impact Fee Program and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program. In addition, no development can occur within the Arantine Hills Specific Plan until the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) is in place to serve the existing plus project daily volumes.

In summary, the Draft EIR recognizes there are deficiencies at the Cajalco Road/I-15 Interchange and the proposed project will have a significant impact on the interchange. The Draft EIR also provides mitigation measures to reduce the impact at the interchange to less than significant levels

Response to Comment C-2. The Draft EIR, Chapter 4.16 Traffic and Transportation, recognizes Bedford Canyon/ Eagle Glen Parkway and Street "C" as the ingress/egress points for the proposed project. The Draft EIR analyzed the proposed project's traffic impacts on Bedford Canyon/Eagle Glen Parkway and Street "C" at Eagle Gen Parkway. Mitigation Measure 4.16.6.1A requires that prior to issuance of a Certificate of Occupancy for the first dwelling unit and/or commercial, office or industrial building within the Specific Plan area, the project proponent shall construct or guarantee the construction of the improvements that include:

- **Bedford Canyon Road/Eagle Glen Parkway:** Add a northbound left-turn lane, a northbound through lane, two northbound right turn lanes with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, an eastbound through lane, and two westbound left-turn lanes.

Mitigation Measure 4.16.6.2A and 4.16.6.3A requires improvements to Bedford Canyon/Eagle Glen Parkway and Street "C" at Eagle Glen Parkway for year 2014 and 2019.

4.16.6.2A: Prior to issuance of a Certificate of Occupancy for the first dwelling unit and/or commercial, office or industrial building within the Specific Plan area, the project proponent shall construct or guarantee the construction of those improvements identified below as mitigation measures for year 2014 plus project conditions. In addition, the project proponent shall participate in the City of Corona Development Impact Fee Program and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program. Additionally, the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) must be in place to serve the existing plus project daily volumes.

- **Bedford Canyon Road/Eagle Glen Parkway:** Add a northbound left-turn lane, a northbound through lane, a northbound right-turn lane with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, and a westbound left-turn lane.
- **I-15 Southbound Ramps/Cajalco Road:** Reconstruct the eastbound approach to provide two left-turn lanes and one through lane.
- **Street C/Eagle Glen Parkway:** Install a traffic signal, add a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane.
- **Street C/Street B:** Add a westbound stop sign, a northbound all-way lane, a southbound all-way lane, and a westbound all-way lane.

- **Street A/Driveway 1:** Add an eastbound stop sign, a northbound all-way lane, a southbound all-way lane, and an eastbound all-way lane.

4.16.6.3A: Prior to the issuance of a Certificate of Occupancy for a project developed in Phases 3 and 4 within the Specific Plan area, the project proponent shall construct or guarantee the construction of those improvements identified below as mitigation measures for year 2019 plus project conditions. In addition, the project proponent shall participate in the City of Corona Development Impact Fee Program and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program. Additionally, the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) must be in place prior to issuance of any Certificates of Occupancy for a project developed in Phase 2 in order to serve the existing plus project daily volumes.

- **Masters Drive/Eagle Glen Parkway:** Install a traffic signal.
- **Bedford Canyon Road/Eagle Glen Parkway:** Add a northbound left-turn lane, a northbound through lane, two northbound right-turn lanes with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, a third eastbound through lane, and two westbound left-turn lanes.
- **I-15 Southbound Ramps/Cajalco Road:** Add a second southbound left-turn lane, a second southbound right-turn lane, reconstruct the eastbound approach to provide two left-turn lanes and two eastbound through lanes, and reconstruct the westbound approach to provide one through lane and one shared through/right-turn lane.
- **I-15 Northbound Ramps/Cajalco Road:** Add a second northbound left-turn lane and a second eastbound left-turn lane.
- **Street C/Eagle Glen Parkway:** Add traffic signal, a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane.
- **Street C/Street B:** Add an eastbound stop sign and an all-way lane at all approaches.
- **Street A/Driveway 1:** Install a traffic signal, a northbound left-turn lane, a northbound through right lane, a southbound left-turn lane, a southbound through/right-turn lane, an eastbound left-turn lane, an eastbound through/right-turn lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane with westbound right-turn overlap phasing.
- **Street A/Street B:** Install a traffic signal, a northbound left-turn lane, a northbound through lane, a southbound left-turn lane, a southbound through lane, an eastbound left-turn lane, an eastbound through lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane.

The Draft EIR determined that with the implementation of Mitigation Measures 4.16.6.1A, 4.16.6.2A, and 4.16.6.3A the proposed project significant traffic impacts would be reduced to less than significant.

Response to Comment C-3. Thank you for taking the time to express your comments and concerns on the Arantine Hills Specific Plan. Your comments and any of those who have commented on the Draft EIR will be provided to the City decision makers for their consideration prior to making their final decision on the proposed project.

Terri this letter is to address concern within the draft environmental impact report for the Arantine Hill specific Plan Draft. My Name is Brian Skvarca I am a home owner adjacent to this project. My address is 8022 North Weirick Rd corona, Ca 92883 and my Contact number is 951-532-0263.

With in the draft the report does not adequately describe nor did address key issues that relate to mitigation of the adjacent properties specifically the southern edge of lot 16.

1. As noted on page 67 along lot 16 there is mention separation with natural features this is not accurate seeing that home are situated within 50 feet of lot 16 with no barriers between them. 1
2. Proposed zoning change is In conflict with city of corona strategic growth plan and my conflict with cultural differences. This is in respect to High density residential adjacent to rural agriculture living. Properties include farm lifestyles including but not limited to horses. As noted page 111 properties located south of lot 16 consist of low density estate homes, placing high density next to this is in conflict with general plan as well as no mitigation with in report that address this concern. 2
3. There is no mention to mitigation of Glen road which shares easement right-of-way with project. Along with mitigation the plan project does not address emergency evacuation access. Evacuation access has always been available and used for surrounding residence in case of fire. As noted in report, properties south of project are situated in a high fire area which has burned in the past. This is a public safety issue. North Weirick Rd and Glen rd are dead-end roads and are over a mile in length. North Weirick rd has limited access and in places single directional traffic. Road does not accommodate emergency vehicle inbound and evacuation vehicle out bound. 3
4. Page 107 Existing site characteristics there are inaccuracies related to the southern edge of lot 16. As stated in report views and lighting will effect, based on the current elevation of homes south of plot 16. 4
5. No mention of exciting road way adjacent to southern edge of lot 16 and or any mitigation between high density and RA5 zoning right-of-way and easement for glen rd page 449 5

**ARANTINE HILLS SPECIFIC PLAN DRAFT-Environmental Impact Report
#2006091093
CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA**

<http://www.discovercorona.com/CityOfCorona/media/Media/CommunityDevelopment/EIR/Arantine-Hills-DEIR.pdf>

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The nearest residential land uses within the City are located to the west and northwest of the proposed project site. To the west and northwest, the nearest existing residential use is located adjacent to the project site that are part of the Eagle Glen Specific Plan development, a golf-course residential development. However, the Eagle Glen community is located on elevations higher than the proposed project site and is separated by a vegetated bluff. The land uses surrounding the proposed project to the south is unincorporated rural residential, to the east is I-15, to the west lies open space and some agricultural parcels. Since the project is an infill project with development surrounding most of it, it will not divide an established community on site.

Because the existing residential uses surrounding the proposed project site are separated from the site by elevation and undeveloped natural areas (a bluff), implementation of the proposed project would not physically divide an established community. While the physical construction of barriers would occur (e.g., roadways, natural areas, open space), the vision of an established community would not occur because the residential uses in the project vicinity are already separated by existing natural features. No impact would occur.

No mitigation is required. No Impact.

1

page 68

The current land use designation for the project site is "Agriculture-Possible Future Urban Use" as per the City of Corona General Plan Land Use Map (Exhibit 3.3, Existing General Plan Land Use Designation). Since the project proposes land uses that range from low density residential to high density residential, general commercial, mixed uses (commercial-industrial and commercial-residential), parks, and open spaces as illustrated in the Arantine Hills Specific Plan, Exhibit 3.2, Proposed General Plan Land Use Designations, a General Plan Amendment will be required. On adoption of the General Plan Amendment, the land use designations as per Arantine Hills Specific Plan will apply. The project site is currently zoned as "Agricultural" as illustrated in Exhibit 3.4, Existing Zoning Designations in the City of Corona General Plan.

Adoption of the Arantine Hills Specific Plan will change the zoning designation for the site to the various zoning designations as indicated on Figure 3.4, Proposed Zoning Designations making the proposed project consistent with zoning. The change in zoning is not considered a significant land use impact; therefore, no mitigation is required.

Agricultural lands constitute less than one percent of the lands in the City of Corona. As stated in the General Plan, the agricultural lands are being used for other purposes and the ones that are in use are

2

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As discussed in the land use consistency analysis, with the exception of the issues described here, the proposed project would not conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Because each development project will be required to mitigate any inconsistencies among the various land use plans, it can be anticipated that, on a cumulative level, these projects would have a less than significant impact. Thus, no significant cumulative impacts would be expected by dividing an established community, conflicting with applicable land use plans, policies, or regulations, or conflicting with an approved habitat conservation plan

2

page 107

3.2 EXISTING SITE CHARACTERISTICS

3.2.1 General Site Characteristics

The Specific Plan Area is characterized by rolling terrain with Bedford Wash bisecting the property. As illustrated in Figure 3.1, elevations across the site range from 800 to 1,240 feet above mean sea level (AMSL). Two intermittent blueline streams traverse the property and converge near its midsection. The subject property is currently vacant but portions of the property have historically been used for citrus cultivation by McMillan Farm Management. The site can be divided into two basic regions based on topography: the lower-lying Bedford Canyon Wash area; and the higher, elevated bluff, above and south of the canyon. The lower-lying canyon areas comprise the majority of the site and make up the northern portions. This lower-lying area is relatively flat, with an overall gentle gradient to the northeast. Citrus groves were present across the majority of the lower-lying regions of the site except for two small areas, which are in a relatively natural state, with a moderate to heavy growth of brush. An updated Phase 1 Site

4

page 111

3.2.2 Surrounding Land Uses

Directly north of the Specific Plan area is the Eagle Glen Specific Plan area, a residential and golf course community. There is an existing neighborhood commercial center located on Bedford Canyon Road, just north of Cajalco Road, adjacent to I-15. To the northeast, the Specific Plan area abuts land owned by the Riverside County Transportation Commission (RCTC). To the south of the project lies unincorporated County land and a series of large scattered lots located on rugged topography that is privately owned agricultural and estate residential land. Table 3.A provides a summary of on-site and adjacent current land uses.

4

Table 3.A: On-Site and Adjacent Land Use Designations

Location Current Land Uses General Plan Land Uses Zoning Designations

On-site Vacant/fallow Agriculture (Possible Future Urban Use) Agriculture Northwest Eagle Glen Specific Plan Low Density Residential Single-Family Residential Southeast Unincorporated Rural Residential Riverside County Rural

4

Page 143 Map

4

Page 152 -Not addressing south of project along lot 16

4.1.1.3 Lighting and Visibility

Within the project area, the ambient nighttime lighting is characteristic of areas within a major transportation corridor. Existing light sources include streetlights from the adjacent Eagle Glen Development and the headlights of vehicles traveling along roadways within the Eagle Glen Development and northbound and southbound along I-15. Due to the absence of on-site development, no lighting sources currently exist within the project limits. Southeast of the proposed project site, no improved roads are present and homes are spaced apart reducing the amount of concentrated light south of the proposed project site.

4

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**Table 4.2.C: General Plan Policies Consistency with the Proposed Project
Goals, Objectives, Policies Project Consistency
City of Corona General Plan Land Use Element**

Goal 1.22: Maintenance of existing agricultural operations as an open space amenity of the City, while allowing for the possible of future development that would complement adjoining land uses.

Policy 1.22.1 Allow for the continued use of the McMillan property for agricultural uses, in accordance with the Land Use Plan's designation and applicable design and development policies. **Policy 1.22.2** Allow for the consideration of the development of urban uses on the property that complement adjoining residential neighborhoods, commercial and industrial districts, and open spaces, with the type and density of uses determined through the formulation and processing of a Specific Plan.

Policy 1.22.3 Require that any development on the site be designed to reflect its topographic setting and natural resources.

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Policy 1.22.4 Require that development be located and designed to assure adequate transitions with surrounding open spaces and natural areas. The proposed project would be consistent with these policies. Although implementation of the project would result in non-agricultural land development, the site has been planned for future development as indicated by the underlying General Plan land use designation of Agriculture – Possible Future Urban Use.

Goal 1.4: Strategic growth that preserves existing viable residential neighborhoods and commercial and industrial districts and targets new development to remaining vacant parcels that are environmentally suitable and can be supported by infrastructure and services and reuses appropriate properties

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4.10.4 Thresholds of Significance

Appendix G of the *CEQA Guidelines* recognizes the following significance thresholds related to land use and planning. Based on these thresholds, potential impacts could be considered significant if the proposed project would result in any of the following:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, Specific Plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or
- Conflict with any applicable habitat conservation plan or natural community conservation plan. Based on the

City's General Plan Land Use Map,1 the nearest residential land uses within the City are located to the west and northwest of the proposed project site. To the west and north west, the nearest existing residential use is located adjacent to the project site that are part of the Eagle Glen Specific Plan development, a golf-course residential development. However, the Eagle Glen community is located on elevations higher than the proposed project site and is separated by a vegetated bluff. Figure 3.2 (Chapter 3.0 Project Description) illustrates the location of the nearby residences within the project vicinity. The land uses surrounding the proposed project to the south is unincorporated rural residential, to the east is I-15, to the west lies open space and some agricultural parcels. Since the project is an infill project with development surrounding most of it, it will not divide an established community on site. Because the existing residential uses surrounding the proposed project site are separated from the site by elevation and undeveloped natural areas (a bluff), implementation of the proposed project would not physically divide an established community. While the physical construction of barriers would occur (e.g., roadways, natural areas, open space), the division of an established community would not occur because the residential uses in the project vicinity are already separated by existing natural features. No impact would occur and no mitigation is required.

2

2.10 RESPONSE TO LETTER D

Brian Skvarca

Note – The pages referred to by the commentor in the letter refer to the page number within the PDF version of the Draft EIR. The attached information provided by the commentor is the language as stated in the Draft EIR that refers back to the comments made by the commentor.

Response to Comment D-1. The commentor uses the term “lot 16”. There are no lots numbered on the Specific Plan graphics; however, there is a Planning Area 16 (PA 16) shown on Figure 1.1 in Chapter 1.0 Executive Summary in the Draft EIR, page 1-5. PA 16 is proposed to contain high density housing on 26.4 acres to be built within Phase 4. PA 16 is adjacent to the southern boundary of the Specific Plan; however, the buildable portion of PA 16 will be separated from Glen Road by 100 feet. The existing homes are within 60 feet of Glen Road, which is not within the project boundary, and not the buildable pad of PA 16. There will be separation between the roadway and the building pad of PA 16.

Note - Page 67 in the PDF version of the Draft EIR is Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary, 4.10 Land Use And Planning, Physically Divide An Established Community (Chapter 1 Executive Summary, Page 1-55).

Response to Comment D-2. Table 4.2.C: General Plan Policies Consistency with the Proposed Project (page 4.2-9 in the Draft EIR), indicates that the proposed project is consistent with the General Plan polices including Goal 1.4: Strategic growth because “although implementation of the project would result in non-agricultural land development, the site has been planned for future development as indicated by the underlying General Plan land use designation of Agriculture – Possible Future Urban Use. The proposed zone change to Specific Plan is not in conflict with the City’s strategic plan because the City has recognized in its General Plan that the site is currently zoned agriculture but is designated for future “urban development”.

As stated above in Response to Comment D-1 the high density development will occur in PA 16. The buildable pad area of PA 16 will be separated from Glen Road and the estate residential located in the County of Riverside to the south by a minimum of 100 feet. The placement of PA 16 adjacent to this area of the County was determined to not be a land use conflict because of intervening physical features such as grading and a utility easement, and therefore, no mitigation was proposed in the Draft EIR (Chapter 4.10 Land Use and Planning, pages 4.10-5 through 4.10-7).

Note - Page 68 in the PDF version of the Draft EIR is Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary, 4.10 Land Use and Planning, Conflict with Applicable Land Use Plans, Policies, or Regulations (Chapter 1 Executive Summary, page 1-56).

Page 183 in the PDF version of the Draft EIR is Chapter 4.2 Agricultural and Forest Resources, Section 4.2.2.3 Local Policies City of Corona General Plan Policies, page 4.2-9.

Page 69 in the PDF version of the Draft EIR is Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary, 4.10 Land Use and Planning Land Use Cumulative Impacts (Chapter 1 Executive Summary, page 1-57).

Page 363 in the PDF version of the Draft EIR is Section 4.10 Land Use and Planning, Section 4.10.4 Thresholds of Significance page 4.10-5.

Response to Comment D-3. The Arantine Hills Specific Plan will not be accessed from Glen Road to the south. Glen Road will not be affected by the Specific Plan. The only access to the proposed project site will be from Eagle Glen Parkway at Bedford Canyon and Street ‘C’. The Specific Plan will

not provide access for residents on North Weirick Road or Glen Road. Emergency access for those areas to the south of PA 16 will not be provided through Arantine Hills (refer to Chapter 3 Project Description, Figure 3.11 Proposed Circulation Plan). The City and the applicant are unaware of an easement across Arantine Hills for those properties to the south nor has the commentor provided evidence of an easement.

Response to Comment D-4. The commentor states the text under “Existing Site Characteristics” contains inaccuracies in reference to the southern edge of PA 16 but does not state what those inconsistencies are.

In response to the comment on lighting, PA 16 is adjacent to rural residential land uses in the County. The ultimate buildable pad area of PA 16 is will be separated from Glen Road and the rural residential area by a minimum of 100 feet. Section 4.1.5.4 Light and Glare, page 4.1-20 in the Draft EIR discusses the effects of the proposed project from light and glare. The Draft EIR states “.....development of the proposed project would include approximately 1,621 (or 1,806) residential units, consisting of a mix of low-, medium-, and high-density dwelling units, and 15.2 acres of neighborhood, special use, and mini parks. Development of future residential and park uses would necessitate the installation of outdoor lighting necessary for the recreation maintenance, of public safety, and security, particularly the medium- and high-density dwelling units. These sources of light would be in the form of residential lighting on the buildings, security lighting in the carports and in parks, garages and parking areas, and vehicle lights from project-related traffic. It is anticipated that the exterior surfaces of the proposed residential uses would be finished with a combination of architectural coatings (e.g., stucco) and other materials (e.g., brick, wood, or tile) similar to other existing residential uses in the City. At night, lighting of the internal space of the apartments and movement of vehicles with headlights on in parking areas would create additional sources of light in the project area. Light from residential interiors would result from the operation of indoor lighting and appliances. Light coming from these interior sources typically are small enough (e.g., light from a lamp or light from a television) and easily contained (e.g., closing of drapes and curtains or switching off of the light) that any such residential lighting would not exceed the intensity necessary to significantly affect adjacent uses. Light from vehicle movement in the proposed parking areas would be partially blocked by buffer walls and vegetation located between the project site and adjacent uses. Nighttime lighting impacts from the proposed residential uses to the areas south and southeast of the project site would not occur because views from these locations would be blocked because of project site’s lower elevation.

The City of Corona has established standards for the design, placement, and operation of all existing and proposed public improvements such as lighting in its Municipal Code. All development in the City, which includes light generated from commercial buildings and parking lots, is required to adhere to lighting requirements contained in the City’s Municipal Code. The City’s Municipal Code states that all lighting shall be designed to direct light downward with minimal spillover onto adjacent residences, sensitive land uses, and open space. The code requires that new development include light buffering and other related light shielding measures that are uniformly applied to all development in the City. As such, adherence to these measures would be required and enforceable through the review and approval (or non-approval) of the project plans.

As stated previously, homes located to the south and southeast are separated from the proposed project site by intervening topography and elevation differentials and new light sources that would be introduced within the project site would not result in lighting impacts to the residential uses located to the south. The proposed project is located at a lower elevation than the existing adjacent land uses and lighting would not shine up on adjacent properties. Furthermore, all lighting fixtures associated with implementation of the proposed project would be required to adhere to the City’s lighting standards and would be required to direct light downward with minimal spillover onto adjacent residences, sensitive land uses, and open space. Therefore, impacts related to this issue are less than significant and no mitigation is required.”

In summary since the majority of the proposed land uses within the Specific Plan are lower than the rural residential areas to the south and the project is required to adhere to the City's lighting standards and would be required to direct light downward with minimal spillover onto adjacent residences, sensitive land uses, and open space, impacts would be less than significant and no mitigation is required.

Note - Page 107 in the PDF version of the Draft EIR is Chapter 3 Project Description, Section 3.2 Existing Site Characteristics, page 3-1.

Page 111 in the PDF version of the Draft EIR is Chapter 3 Project Description, Section 3.2.2 Surrounding Land Uses, page 3-5.

Page 143 Map in the PDF version of the Draft EIR is Figure 3.11, Proposed Circulation Plan, page 3-37.

Page 152 in the PDF version of the Draft EIR is Chapter 4.1 Aesthetics, Section 4.1.1.3 Lighting and Visibility, page 4.1-2.

Response to Comment D-5. Glen Road is not a part of the Specific Plan and will not be accessed by the Specific Plan or PA 16. Refer to Figure 3.11 Proposed Circulation Plan. The entire Specific Plan area will be accessed off Eagle Glen Parkway.

Note - Page 449 in the PDF version of the Draft EIR is Chapter 4.16 Traffic and Transportation, Table 4.16.G: Study Area Intersection Level of Service Thresholds, page 4.16-11.

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net



Received

MAY 29 2012

Community Development Dept.

May 25, 2012

Ms. Terri Manuel, Planning Manager

City of Corona

400 S. Vicentia Avenue
Corona, CA 92882

Sent by U.S. Mail

No. of Pages: 4

Re Tribal Consultation Pursuant to Government Codes No. 127e §§ 65092, 65351, 65352.3, 65352 .4, 65560 and 65562.5 (SB 18) for the **General Plan Amendment09-005; Specific Plan (SP09-001); Tentative Tract Map (TTM 36294); Also Draft Environmental Impact Report (DEIR), SCH#2006091093;** located west of Interstate 15 and southwest of Cajalco Road; City of Corona; Riverside County, California

Dear Ms. Manuel:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state "trustee agency" designated for the protection of Native American Cultural Resource pursuant to CA Public Resources Code §21070. In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites

1

Attached is a consultation list of tribal governments with traditional lands or cultural places located within the Project Area of Potential Effect (APE). The tribal entities on the list are for your guidance for **government-to-government consultation** purposes. Pursuant to CA Public Resources Code §5097.95, please provide pertinent project information to the tribal consulting parties.

2

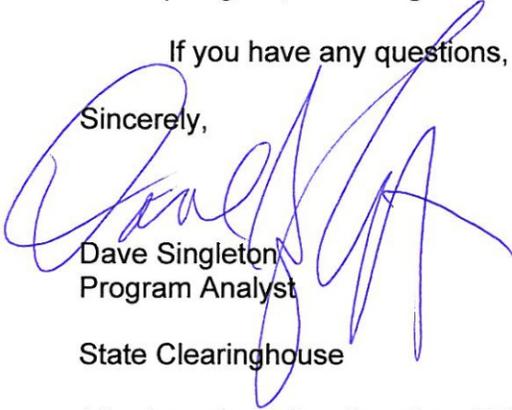
The NAHC did perform a Sacred Lands File search of the 'area of potential effect' (APE). Native American cultural resources were not Identified within the APE.. Consulting with Native American tribes is the appropriate protocol. Tribal Governments have 90 days to comment from the receipt of the County's letter inviting consultation.

3
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The Native American Heritage Commission works with Native American tribal governments regarding its identification of 'Areas of Traditional Use,' The Commission may adjust the submitted data defining the 'Area of Traditional Use' in accordance with documentation provided by consulting tribes, generally accepted ethnographic, anthropological, archeological research and oral history.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

State Clearinghouse

Attachment: Native American Tribal Government Consultation List

California Native American Tribal Consultation List
Riverside County
May 25, 2012

Letter E

San Luis Rey Band of Mission Indians
Tribal Council
1889 Sunset Drive Luiseno
Vista , CA 92081
760-724-8505

Moronggo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
(951) 849-8807
(951) 755-5200

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula , CA 92593
tbrown@pechanga-nsn.gov
(951) 770-6100

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3. and 65362.4.

2.12 RESPONSE TO LETTER E

CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION

Response to Comment E-1. The comment is introductory and states that the Native American Heritage Commission (NAHC) is the State “trustee agency” pursuant to Public Resources Code Section 21070 for the protection and preservation of the State’s Native American resources. The comment also states that the letter contains state and federal statutes relating to Native American historic properties of religious and cultural significance.

The comment is introductory in nature and outlines the NAHC’s authority and role as a commenting agency. The NAHC’s introduction in this comment is noted, and no further response is required.

Response to Comment E-2. The comment states that the attached is a consultation list of tribal governments with traditional lands within the project area. As part of the Native American Consultation the City conducted for the proposed project, a letter was sent to the NAHC on February 18, 2010. Letters to each of the local Native American Tribes were mailed on February 18, 2010. The letters included a brief project description and asked that the tribes to contact the consultant with input regarding the presence of cultural resources in the project area.

Two tribes (Soboba Band of Luiseño Indians and the Pechanga Band of Mission Indians) (Tribes) requested further consultation and future updates in regards to the Project. On October 26, 2010, the City consulted with the Soboba Tribe, and on November 3, 2010, the City consulted with the Pechanga Tribe. During these consultations, both Tribes concluded that while the project site lies outside the limits of their existing reservations, the project area does fall within the bounds of their Tribal Traditional Use Areas, is in close proximity to known sacred sites, and is a shared use area that was used in ongoing trade with the Luiseño and Cahuilla people. The Tribes requested the following actions:

- Transfer of information regarding the progression of the project should be conducted as new development occurs;
- Each Tribe requested to be regarded as the lead consulting tribal entity for the project;
- That Tribal monitors be present during ground-disturbing operations, surveys, and archaeological testing; and
- Proper procedures identified by the Tribe related to the treatment and disposition of cultural artifacts be honored.

The consultation correspondence between the City and the Tribes are included in Appendix A of the Draft EIR. The Cahuilla Tribe also commented on the NOP, and their comment letter is also included in Appendix A of the Draft EIR. No other communication or correspondence with the other notified Native American tribal entities was received prior to the distribution of the Draft EIR.

Response to Comment E-3. The comment states that the NAHC Sacred Lands File (SLF) search found that no Native American cultural resources were identified within the project area. Similarly, the Draft EIR determined that there were no cultural resources (historic or prehistoric) identified on the project site as a result of records searches or during on site reconnaissance. The comment does not contain any substantive statements or questions about the Draft EIR or the analysis therein. Therefore, no further response is necessary.

Response to Comment E-4. The City acknowledges the NAHC works with Native American tribal governments in identifying “Areas of Traditional Use” and the NAHC may adjust the data defining the “Areas of Traditional Use” in accordance with information provided by consulting tribes. The comment does not contain any substantive statements or questions about the Draft EIR or the analysis therein. Therefore, no further response is necessary.

From: jstallones@ca.rr.com [mailto:jstallones@ca.rr.com]

Sent: Monday, May 28, 2012 11:06 AM

To: Terri Manuel

Subject: Eagle Glen

I am writing to voice my concern about the proposed development site at Cajalco and I-15 near the Eagle Glenn subdivision.

The roads and intersections serving this area are in no way sufficient to handle the traffic we have now. Interstate 15 is logjammed daily due to traffic exiting to the Crossing and Dos Lagos shopping centers. The design inadequacies of the 15 flyover to the 91 and the 91 exit to the 15 only add to the problem. Adding additional shopping and residential use to this parcel will only make the existing problem worse.

} 1

There is no way development of this density and extent should go in on the property in question until a time when all traffic flow issues are resolved. Having moved here from another state where feeder or access roads alongside freeways are the norm, and traffic does not come to a standstill as it does on the 91 through Corona and the 15 through Cajalco, I think we must consider a change in thinking about the way we construct roads and intersections, including the addition of access roads.

} 2

} 3

Jan Stallones
Resident, Eagle Glen
Corona, California

--

Do all the good you can, in all the ways you can, all the time you can, as long as ever you can.

John Wesley

2.14 RESPONSE TO LETTER F

Jan Stallones

Response to Comment F-1. The traffic impacts of the proposed project were analyzed in Chapter 4.17 Traffic and Transportation. Two traffic reports were prepared for the proposed project as well. Those two studies are:

- *Traffic Impact Analysis (TIA), Arantine Hills Specific Plan, Urban Crossroads, August 11, 2011 (Appendix L-1).*
- *Arantine Hills Specific Plan Addendum – Existing Plus Project Conditions, Urban Crossroads, July 28, 2011 (Appendix L-2).*

The TIA assessed 16 existing and future study intersections. The study intersections were selected for analysis as part of a traffic study scoping agreement between the City and the traffic study preparer and were selected for analysis because they represent the intersections at which the project will add 50 peak hour trips or more. With the exception of the freeway on-ramps and off-ramps, which are under the jurisdiction of Caltrans, all intersections assessed in the TIA are under the jurisdiction of the City of Corona. Table 4.16.B provides the existing baseline levels of service of the analyzed intersections.

Table 4.16.B: Existing Baseline Intersection LOS Conditions

Intersection	A.M. Peak Hour	P.M. Peak Hour
Masters Drive/California Drive	F	B
Masters Drive/Bennett Avenue	A	A
Masters Drive/Eagle Glen Parkway	B	B
Bedford Canyon Road/El Cerrito Road	B	B
Bedford Canyon Road/Georgetown Drive	A	A
Bedford Canyon Road/Eagle Glen Parkway	B	C
I-15 Southbound Ramps/El Cerrito Road	C	C
I-15 Southbound Ramps/Cajalco Road	C	D
I-15 Northbound Ramps/El Cerrito Road	D	C
I-15 Northbound Ramps/Cajalco Road	C	C
Grand Oaks/Cajalco Road	B	C
Temescal Canyon Road/Cajalco Road	D	D
Street C/Eagle Glen Parkway	<i>Future intersection</i>	
Street C/ Street B	<i>Future intersection</i>	
Street A/Driveway 1	<i>Future intersection</i>	
Street A/Street B	<i>Future intersection</i>	

Source: *Arantine Hills Specific Plan Traffic Impact Analysis (Revised)*, Urban Crossroads, August 11, 2011.

All intersections are operating at acceptable levels of service with the exception of Masters Drive/California Drive.

Table 4.16.C in the Draft EIR (page 4.16-6) indicates that the whether the roadway segments are currently operating at capacity.

RESPONSE TO COMMENTS, ERRATA AND MMRP
Arantine Hills Specific Plan
City of Corona

Table 4.16.C: Existing Baseline Roadway Link Capacity Conditions

Roadway Segment	Existing Roadway Capacity	Existing Baseline Traffic Volumes	Volume/ Capacity Ratio	Existing Baseline Average Vehicle Capacity Thresholds
Masters Drive				
North of California Drive	10,000	4,500	0.45	Acceptable
South of California Drive	10,000	7,800	0.78	Acceptable
North of Bennett Avenue	10,000	5,400	0.54	Acceptable
North of Eagle Glen Parkway	10,000	5,900	0.59	Acceptable
Bennett Avenue				
North of Masters Drive	10,000	900	0.09	Acceptable
North of Eagle Glen Parkway	10,000	1,400	0.14	Acceptable
Bedford Canyon Road				
South of El Cerrito Road	10,000	6,000	0.60	Acceptable
North of Georgetown Drive	10,000	5,900	0.59	Acceptable
North of Eagle Glen Parkway	20,000	6,000	0.30	Acceptable
Temescal Canyon Road				
North of Cajalco Road	20,000	10,400	0.52	Acceptable
South of Cajalco Road	20,000	13,000	0.65	Acceptable
California Drive				
West of Masters Drive	10,000	4,100	0.41	Acceptable
East of Masters Drive	10,000	8,300	0.83	Approaching Capacity
El Cerrito Road				
West of Bedford Canyon Road	10,000	19,200	1.92	Exceeds Capacity
East of Bedford Canyon Road	20,000	19,400	0.97	Approaching Capacity
East of I-15 Northbound Ramps	20,000	8,500	0.43	Acceptable
Georgetown Drive				
West of Bedford Canyon Road	10,000	2,200	0.22	Acceptable
Eagle Glen Parkway/Cajalco Road				
West of Masters Drive	20,000	7,700	0.39	Acceptable
West of Bedford Canyon Road	20,000	11,000	0.55	Acceptable
East of Bedford Canyon Road	20,000	17,300	0.87	Approaching Capacity
East of I-15 Southbound Ramps	10,000	18,500	1.85	Exceeds Capacity
East of I-15 Northbound Ramps	50,000	12,300	0.25	Acceptable
East of Grand Oaks	50,000	11,500	0.23	Acceptable
East of Temescal Canyon Road	10,000	10,900	1.09	Potentially Exceeds Capacity

Source: Arantine Hills Specific Plan Traffic Impact Analysis (Revised), Urban Crossroads, August 11, 2011.

Table 4.16.D provides the existing baseline levels of service of the analyzed ramps.

Table 4.16.D: Existing Baseline Ramp Merge/Diverge LOS Conditions

Ramp Junction	A.M. Peak Hour	P.M. Peak Hour
Southbound I-15		
El Cerrito Road Off-Ramp	F	F
El Cerrito Road On-Ramp	E	F
Cajalco Road Off-Ramp	E	F
Cajalco Road On-Ramp	E	F
Northbound I-15		
El Cerrito Road On-Ramp	F	D
El Cerrito Road Off-Ramp	F	E
Cajalco Road On-Ramp	F	E
Cajalco Road Off-Ramp	E	E

Source: *Arantine Hills Specific Plan Traffic Impact Analysis (Revised)*, Urban Crossroads, August 11, 2011.

As identified in Table 4.16.D, all of the merging and diverging points are at or exceeding acceptable levels of service based on existing configuration of the roadway networks.

In summary the Draft EIR identified the insufficient roadway intersections and roadway segments in Tables 4.16 B – 4.16 D. The Draft EIR also analyzed the proposed project’s impacts on those same roadway intersections and roadway segments. As indicated in Response to Comment B-1, the Arantine Hills Specific Plan will add additional traffic to area roadways including the interchange and mitigation measures are proposed through improvements and the participation by the project proponent in the City of Corona Development Impact Fee Program and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program. In addition, no development can occur within the Arantine Hills Specific Plan until the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) is in place to serve the existing plus project daily volumes.

Response to Comment F-2. The traffic section 4.16 of the Draft EIR evaluated the proposed project’s impacts on the area roadway systems. For impacts that were determined to be significant mitigation measures are provided. Also refer to Responses to Comments B-1, C-1, C-2, and F-1.

The Draft EIR, Chapter 4.15 Traffic and Transportation, Section 4.16. 7 Cumulative Impacts, page 4.16-38 states “*State highway funding is an extraordinarily complex State-wide and regional problem the cities have grappled with for decades. By definition, State highways are impacted by interstate, State-wide and regional traffic. To this end, in 2007, State Senator Alan Lowenthal (D, Long Beach) chair of the Senate Transportation Committee, held hearings on alternative funding mechanisms for State highway improvements, including legislation that would allow private companies to build and operate State highways. Several such proposals have been considered in connection with the SR-91 and I-15 in Riverside. The State Legislature, Caltrans, the Executive Branch and public-private partnerships are all engaged in multi-jurisdictional and creative solutions to feasibly alleviate congestion on the State’s highways. Thus, for these reasons, there are no available and feasible mitigation measures available to mitigate the project’s de minimis cumulative contribution to traffic on the I-15 Freeway under long-range (2035) conditions and the project’s cumulative impact is considered to be significant and unavoidable.*”

Response to Comment F-3. The City has not identified in its General Plan Circulation Element roadways that parallel the I-15 or SR-91 as additional feeder or access roads for the freeways.

RINCON BAND OF LUISEÑO INDIANS

Culture Committee

Post Office Box 68 · Valley Center, California 92082 ·
(760) 297-2621 or (760) 297-2622 & Fax: (760) 749-8901



JUN 06 2012

RECEIVED
RIVERSIDE

May 30, 2012

LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

Re: Arantine Hills Specific Plan; Notice of Availability and Draft Environmental Impact Report

Dear Ray Hussey,

Thank you for inviting us to submit comments on the Arantine Hills Specific Plan; Notice of Availability and Draft Environmental Impact Report. This letter is written on behalf of the Rincon Band of Luiseño Indians. Rincon is submitting these comments concerning your Project's potential impact on Luiseño cultural resources.

The Rincon Band has concerns for impacts to historic and cultural resources and findings of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is within the Aboriginal Territory of the Luiseno people, but is not within the Rincon Historic boundaries.

1

We refer you to Soboba Band of Luiseño Indians or Pechanga Band of Luiseño Indians who are closer to your project area, please contact the Native American Heritage commission and they will assist with a referral. If for some reason you are unable to locate an interested tribe please notify us and we will be happy to assist you in the matter. We also request you update your contact information for Rincon and request you include in any future letters and correspondence the Rincon Tribal Chairman and the Tribal Historic Preservation Office in the Cultural Resource Department, Post Office Box 68, Valley Center, Ca 92082 (760) 297 2621.

2

Thank you for this opportunity to protect and preserve our cultural assets.

Sincerely,


Rose Duro
Rincon Culture Committee Chairman

Bo Mazzetti Tribal Chairman	Stephanie Spencer Vice Chairwoman	Charlie Kolb Council Member	Steve Stallings Council Member	Laurie E. Gonzalez Council Member
--------------------------------	--------------------------------------	--------------------------------	-----------------------------------	--------------------------------------

2.16 RESPONSE TO LETTER G

Rincon Band of Luiseño Indians

Response to Comment G-1. The City acknowledges the proposed project site is not within the Rincon Historic boundaries but it is with the Aboriginal Territory of the Luiseño people. As noted in Response to Comment G-2 the City has consulted with the Soboba Band of Luiseño Indians and the Pechanga Band of Mission Indians. This consultation has resulted in requested actions by both tribes that include transfer of information about the project to the Tribes, for Tribal monitors to be present during ground disturbing activities, and for proper procedures to be followed for the treatment and disposition of cultural artifacts.

Response to Comment G-2. As part of the Native American Consultation the City conducted for the proposed project, a letter was sent to the NAHC on February 18, 2010. Letters to each of the local Native American Tribes were mailed on February 18, 2010. The letters included a brief project description and asked that the tribes to contact the consultant with input regarding the presence of cultural resources in the project area.

Two tribes (Soboba Band of Luiseño Indians and the Pechanga Band of Mission Indians) (Tribes) requested further consultation and future updates in regards to the Project. On October 26, 2010, the City consulted with the Soboba Tribe, and on November 3, 2010, the City consulted with the Pechanga Tribe. During these consultations, both Tribes concluded that while the project site lies outside the limits of their existing reservations, the project area does fall within the bounds of their Tribal Traditional Use Areas, is in close proximity to known sacred sites, and is a shared use area that was used in ongoing trade with the Luiseño and Cahuilla people. The Tribes requested the following actions:

- Transfer of information regarding the progression of the project should be conducted as new development occurs;
- Each Tribe requested to be regarded as the lead consulting tribal entity for the project;
- That Tribal monitors be present during ground-disturbing operations, surveys, and archaeological testing; and
- Proper procedures identified by the Tribe related to the treatment and disposition of cultural artifacts be honored.

The consultation correspondence between the City and the Tribes are included in Appendix A of the Draft EIR. The Cahuilla Tribe also commented on the NOP, and their comment letter is also included in Appendix A of the Draft EIR. No other communication or correspondence with the other notified Native American tribal entities was received prior to the distribution of the Draft EIR.



June 7, 2012

Louis B. Davis
Region Manager
Local Public Affairs

Received
JUN 11 2012

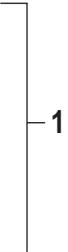
Community Development Dept.

Terri Manuel, AICP
Planning Manager
City of Corona
Community Development Department
400 South Vicentia Avenue
Corona, California 92882

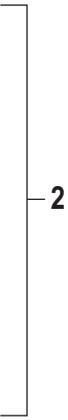
Re: Draft Environmental Impact Report (DEIR) for the Arantine Specific Plan

Dear Ms. Manuel: *Terri*

Southern California Edison (SCE) appreciates the opportunity to provide comment on the above referenced project. SCE notes that Section 5.5 Energy Consumption of the DEIR states "Potential future development that could occur on the Specific Plan site would be supplied natural gas and electricity by the Southern California Gas Company and the City of Corona Department of Power and Water, respectively.¹ A detailed analysis of the project's energy consumption has been provided in Chapter 4.7 (Climate Change and Greenhouse Gases) of this EIR". SCE's maps show this project is located within SCE's service territory. Please advise if the City of Corona has decided to use another electricity source to serve this project.

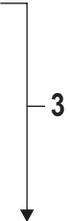


SCE Company right-of-ways and fee-owned properties are purchased for the exclusive use of SCE to operate and maintain its present and future facilities. Any proposed use will be reviewed on a case-by-case basis by SCE's Operating Department. Approvals or denials will be in writing based upon review of the maps provided and compatibility with SCE right-of-way constraints and rights. In the event the project impacts SCE facilities or its land related rights, please forward six (6) sets of plans depicting SCE's facilities and associated land rights to the following location:



Real Properties Department
Southern California Edison Company
2131 Walnut Grove Avenue
G.O.3 – Second Floor
Rosemead, CA 91770

Please be advised if development plans result in the need to build new or relocate existing SCE electrical facilities that operate at or above 50 kV, the SCE construction may have environmental consequences subject to CEQA review as required by the California Public Utilities Commission (CPUC). If those environmental consequences are identified and addressed by the local agency in the CEQA process for the larger

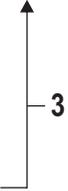


24487 Prielipp Drive
Wildomar, CA 92595
(951) 249-8468 PAX 19468
Fax: (951) 249-8655
Louis.Davis@sec.com



Louis B. Davis
Region Manager
Local Public Affairs

project, SCE may not be required to pursue a later, separate, mandatory CEQA review through the CPUC's General Order 131-D (GO 131-D) process. If the SCE facilities are not adequately addressed in the CEQA review for the larger project, and the new facilities could result in significant environmental impacts, the required additional CEQA review at the CPUC could delay approval of the SCE power line portion of the project for two years or longer.



Once again, we appreciate the opportunity to comment on this project. If you have any questions regarding this letter, do not hesitate to contact me at (951) 249-8468.

Sincerely,

Louis B. Davis
Local Public Affairs Region Manager
Southern California Edison Company

24487 Prielipp Drive
Wildomar, CA 92595
(951) 249-8468 PAX 19468
Fax: (951) 249-8653
Louis.Davis@sce.com

2.18 RESPONSE TO LETTER H

Southern California Edison

Response to Comment H-1. The appropriate electricity source is Southern California Edison and this text change has been made to the Final EIR Section 3 Errata as follows:

Draft EIR, Chapter 5.0 Other CEQA Topics, Section 5.5 Energy Consumption, page 5-4.

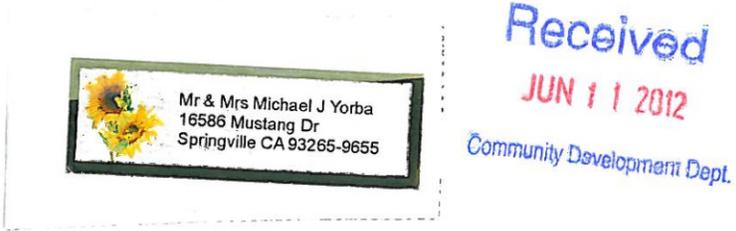
The Draft EIR had the incorrect power company that would serve the project site. This change to the Draft EIR does not result in a significant impact and has no material effect on the findings of the Draft EIR.

Potential future development that could occur on the Specific Plan site would be supplied natural gas and electricity by the Southern California Gas Company and ~~the Southern California Edison City of Corona Department of Power and Water~~, respectively.¹ A detailed analysis of the project's energy consumption has been provided in Chapter 4.7 (Climate Change and Greenhouse Gases) of this EIR.

Response to Comment H-2. The comment refers to actions that may be taken by the developer during the construction process that do not affect the analysis in the Draft EIR. No further response is required.

Response to Comment H-3. The comment again refers to actions that may have to be taken at a future date if there is the need to build new or relocate existing SCE Facilities. The commentor also explains that if further CEQA analysis is required because of this action the project may be delayed by two years or longer and additional significant impacts may occur. The comment is noted and no further response is required.

¹ Arantine Hills Specific Plan, KTG Y Group Inc., January 2010.



June 7, 2012

City of Corona
 Community Development Department
 Terri Manuel, AICP, Planning Manager
 400 South Vicentia Avenue
 Corona, CA 92882-2187

Re: Arantine Hills

To Whom It May Concern:

The Arantine Hills Development is located in what is commonly known as Bedford Canyon. Many of the locals refer to it as the Bedford Canyon Wash. I have some serious concerns in regard to locating a development of this size in the bottom of a canyon that is noted to carry massive amounts of water during the rainy season. The run off from the surrounding mountains is quite substantial and has been noted to close many of the local roads.

1

The water from the Bedford Canyon was diverted from its original river bed by one of the original property owners of the McMillian Family about 40 years ago. They farmed the canyon and much of the surrounding area. The water course originally traversed the southwest side of the canyon and McMillian rerouted it to the southeastern side of the canyon for his own benefit and across a corner of our property without our permission.

2

It appears that the Arantine Hills Development will include the construction of a drainage area which will traverse the corner of our property. If the McMillian Family had allowed the natural flow of canyon to remain intact it would have remained on the opposite side of the canyon and would not have impacted our property.

3

My major concern is the high density housing and that the Arrantine Development allow sufficient land for the drainage area and not endanger future homeowners with improperly planning of that drainage. I am disappointed that their development has an undesirable impact on our property.

3

I am not familiar with the land elevations within the Bedford Canyon watercourse and do have concerns that during a 50-year flood that the watercourse may revert to its former

4

course on the other side of the canyon if appropriate planning and study is not done throughout the canyon to alleviate the potential threat to public safety. High density housing in the bottom of a canyon could be a potential threat to our community rather than an improvement.



Sincerely

Mr. & Mrs. Michael Yorba

2.20 RESPONSE TO LETTER I

Mr. and Mrs. Michael J. Yorba

Response to Comment I-1. According to the commentor Bedford Wash was inappropriately diverted by McMillan and that is why it runs across a corner of the Yorba property. However, the position of the wash runs now is the existing condition from a California Environmental Quality Act (CEQA) standpoint. It is not the City's position to address the historic diversion of that wash.

Draft EIR, Chapter 4.9 Hydrology and Water Quality includes an analysis of the proposed project's impacts on existing drainage. The analysis is based on the *Master Drainage Plan for the Arantine Hills Specific Plan*, prepared by AEI-CASC Consulting, February 10, 2011 contained in Appendix J-2 to the EIR. It was determined through the analysis contained in the Draft EIR, Chapter 4.9 Hydrology and Water Quality, Section 4.9.6.4 Drainage Pattern and Capacity-Related Impacts, page 4.9-25 and 4.9-27 "*The Arantine Hills Specific Plan conceptual drainage includes a system of drainage facilities and detention basins (see Figure 3.9). The Bedford Canyon Wash will be designed as a soft-bottom channel with slope protection on the north sides slopes to protect against scour. Bedford Canyon Wash from Street 'A' to the upstream boundary of the project will be widened in order to reduce the drainage flow velocity within the channel. Below Street 'A,' the wash will be transitioned to match the existing channel width. A multiple-arch culvert bridge or reinforced concrete boxes will be designed for the proposed Street 'E' crossing. A floodplain and sediment transport study was prepared for Bedford Canyon Wash. This study, along with other pertinent studies that may be required, will be submitted to the Riverside County Flood Control and Water Conservation District for review, approval, and consideration of acceptance of the Bedford Canyon Wash improvements associated with the proposed project. Drainage improvements are required to ensure that the proposed project will be protected from the 100-year flood.*"

"As previously identified, with the exception of the Bedford Canyon Wash that runs along the east side of the project and the small culverts under I-15 near the northwest and northeast sides of the project area, there are no other existing drainage facilities near or within the Specific Plan area. The master drainage plan prepared for the proposed project proposes a system of drainage channels and underground storm drains and basins to intercept and convey the storm flows generated by the project site and the off-site flows coming from the south. Figure 3.9 (in Chapter 3, Project Description) provides the proposed locations for this master drainage system within the Specific Plan area. The majority of the proposed underground drainage facilities would be placed under the streets. Open channels are proposed along the south, west, and north sides of the project site. As previously identified, detention basins are proposed at two locations in order to mitigate increases in stormwater. The following additional measure has been identified to reduce drainage impacts associated with erosion, siltation, or flooding from the proposed project:

4.9.6.4A *Prior to the issuance of grading permits of any development within the Arantine Hills Specific Plan, the project proponent shall ensure that drainage facilities and/or improvements necessary for the protection of the project from the 100-year flood are identified and incorporated into the improvement plans that will be reviewed and approved by the City. A floodplain and sediment transport study prepared for Bedford Canyon Wash, along with other required drainage and/or hydraulic studies, shall be submitted to the Riverside County Flood Control and Water Conservation District for review, approval, and consideration of acceptance of the Bedford Canyon Wash improvements associated with the proposed development. Acceptance of Bedford Wash improvements by the Flood Control and Water Conservation District requires approval of the associated plans and pertinent drainage studies including the sediment transport study. These drainage improvements are required to ensure the proposed project will be protected from the 100-year flood.*

Level of Significance after Mitigation. *With implementation of Mitigation Measure 4.9.6.4A, the drainage system for the proposed project would accommodate off-site flows from Bedford Wash as well as the project's contribution to flows within Bedford Wash, resulting in less than significant impact associated with drainage system capacity and impacts from erosion siltation, or flooding.*

In summary, the Draft EIR does not analyze the historic alignment of Bedford Canyon Wash on the project, this is an existing condition per CEQA. The EIR does address the effects of the existing alignment of the wash on the project and the effects of the project on drainage and hydrology. In addition, mitigation is proposed to ensure drainage facilities are designed and constructed per the City and County standards.

Response to Comment I-2. In reference to Lot G (Planning Area 18), shown on Figure 1.2 on page 1-5 of the Draft EIR and detailed in the staff report for the Arantine Hills Specific Plan, it can be seen that the project boundary to the immediate south of this lot is configured to follow the existing parcel line that forms a perfect right angle overlaying the wash. This triangular area is outside of the project boundary, outside of the project proponent's ownership, and outside of the corporate city boundary. The project description of necessity had to exclude this smaller triangular area from the project boundary which means that part of the Bedford Wash goes off-site and then back on-site precipitating the need for engineering solutions for the project to receive the wash flows back on-site in a manner that protects the downstream planning areas from those flows. The conditions of approval will require that the developer submit an engineering design with the Conditional Letter of Map Revision for floodway design for review and an approval by the Federal Emergency Management Agency (FEMA). The master tentative map addresses the engineering aspects of this situation. The small triangular off-site piece across the wash including the associated bluff will remain the responsibility of the adjacent property owner. The conditions of approval require that the applicant engineer around this off-site situation.

Response to Comment I-3. The project proponent will be required to submit to the City for review and approval of grading and drainage plans for the wash area. For the health and safety of area residents and travelers along area roadways the drainage facilities planned on the Arantine Hills site must be designed and constructed to the City and County Flood Control standards. Refer also to Response to Comment I-1.

Response to Comment I-4. The City acknowledges the project proponent is required to obtain an encroachment permit for any construction in the District's right of way or facilities. Refer to Response to Comment I-1.



State of California -The Natural Resources Agency
DEPARTMENT OF FISH AND GAME
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
(909) 484-0459
http://www.dfg.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



June 25, 2012

Ms. Terri Manuel
City of Corona
400 S. Vicentia Avenue
Corona, CA 92882

Subject: Draft Environmental Impact Report for the Arantine Hills Specific Plan Project
City of Corona, Riverside County -- SCH #2006091093

Dear Ms. Manuel:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the Draft Environmental Impact Report (DEIR) for the Arantine Hills Specific Plan Project. The Department is responding as a Trustee Agency for fish and wildlife resources [Fish and Game Code sections 711.7 and 1802 and the California Environmental Quality Act Guidelines (CEQA) section 15386] and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines section 15381), such as a Lake and Streambed Alteration Agreement (California Fish and Game Code Sections 1600 et seq.) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (Fish and Game Code Sections 2080 and 2080.1).

1

Project Description

The Project consists of a 276-acre master-planned community, including residential, commercial, open space/recreational uses and mixed-use development. The proposed Project is located in Bedford Canyon in the City of Corona, south of Eagle Glen Parkway, west of the Interstate 15 and southwest of Cajalco Road.

2

Western Riverside Multiple Species Habitat Conservation Plan (MSHCP)

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including rare, threatened, and endangered plant and animal species, pursuant to the CESA, and administers the Natural Community Conservation Plan Program (NCCP Program). On June 22, 2004, the Department 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. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and the incidental take of covered species in association with activities covered under the permit.

3

The City of Corona is the Lead Agency and is signatory to the implementing agreement of the MSHCP. The proposed Project occurs within the Temescal Canyon Area Plan of the MSHCP and is subject to the provisions and policies of the MSHCP. Compliance with approved habitat plans, such as the MSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the DEIR discuss any inconsistencies between a proposed Project and

Conserving California's Wildlife Since 1870



**Draft Environmental Impact Report for the Arantine Hills Specific Plan Project
 City of Corona – SCH# 2006091093
 Page 2 of 5**

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

The Project site does not include any Criteria Cells, but is subject to the resource protection policies of the MSHCP. The MSHCP resource protection policies applicable to this project are the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools policy (MSHCP section 6.1.2 pp 6-20), and Protection of Narrow Endemic Plant Species Surveys (MSHCP section 6.1.3 pp 6-28; "NEPSSA"). The site is also within the survey area of the burrowing owl.

4

Analysis of the Potential Project-Related Impacts on Biological Resources

CEQA Section 21068 defines "significant" as: "...a substantial, or potentially substantial, adverse change in the environment." This particular Project has the potential to have significant environmental impacts on non-native grasslands, foraging raptors, Riversidean sage scrub, and riparian habitat. Non-native grasslands are significant because of the amount of grasslands that have been developed and their value to small mammals and raptors. Riparian resources are considered significant because of the prior and ongoing loss of aquatic habitat and human-related impacts (mining, flood control, urban encroachment, etc.).

5

Focused burrowing owl surveys were conducted in August, 2010; a Jurisdictional Delineation in October 2010; and general biological surveys in 2010.

6

Habitats documented within the Project site include: ruderal vegetation (207.42 ac.), remnant agricultural land, ornamental/exotic, non-native grassland (6.05 ac.), Riversidean sage scrub (26.70 ac.), disturbed Riversidean sage scrub (7.25 ac.), Riversidean sage scrub/chaparral (31.52 ac.), encelia dominated scrub (1.94 ac.), mulefat scrub (0.54 ac.), willows (0.15 ac.), and unvegetated streambed (5.49 ac.). Plants found on the site include California scrub oak, white sage, chia, black sage, chaparral bush mallow, bush monkey flower, western sycamore, California buckwheat, chamise, toyon, western cottonwood, Gooding's black willow, our Lord's candle, giant reed, and saltgrass.

7

Potential narrow endemic plants include: San Diego ambrosia, Brand's phacelia, and San Miguel savory. None of the narrow endemic plants were found on-site. One sensitive plant found on the site is Coulter's Matilija poppy. Burrowing owls were not found on the site either.

Special status animals found on the site include: bobcat, California horned lark, coastal western whiptail, Cooper's hawk, northern harrier, orangethroat whiptail, San Diego desert woodrat, southern California rufous-crowned sparrow. Raptors found on the site include: red-tailed hawk, Cooper's hawk, northern harrier, great-horned owl, and American kestrel. Other animals found onsite include: Southern California (Western) toad, southern alligator lizard, side-blotched lizard, turkey vulture, killdeer, Nuttall's woodpecker, western bluebird, lark sparrow, song sparrow, red-winged blackbird, hooded oriole, and coyote.

8

Animals with a low potential to occur are the coast horned lizard, patch-nosed snake, ferruginous hawk, Los Angeles pocket mouse, Northwestern San Diego pocket mouse, San Diego black-tailed jackrabbit, western mastiff bat, and red-diamond rattlesnake.

Habitats that will be most impacted by this Project include: non-native grasslands, Riversidean sage scrub/chaparral, and ruderal vegetation.

9

Draft Environmental Impact Report for the Arantine Hills Specific Plan Project
City of Corona – SCH# 2006091093
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Proposed mitigation

Mitigation for impacts to terrestrial biological resources consists of:

- 1. Placement of 25.17 acres of native habitat into conservation;
- 2. Compliance with provisions of the MSHCP;
- 3. Focused surveys for coastal California gnatcatcher if vegetation is removed between March 1 and August 15;
- 4. Pre-construction surveys for the burrowing owl; and,
- 5. Pre-construction surveys for nesting birds.

10

Department Concerns

The Department recommends that the following items be addressed in a subsequent CEQA document or Final Environmental Impact Report.

- 1. Submittal of a Notification of Lake or Streambed Alteration for impacts to State waters;
- 2. Submittal of a restoration and local California native species revegetation plan for temporary impacts to on-site riparian and associated upland vegetation;
- 3. The identity of the entity holding the conservation easement or fee title;
- 4. Measures to protect/buffer the conservation area from human impacts. Please refer to: "Guidelines Pertaining to the Urban/Wildlands Interface" i.e., edge effects, drainage, lighting, noise, domestic animals, trespassing, trash, and other impacts;
- 5. Inclusion of the DBESP in the FEIR;
- 6. Clarification of whether the conserved area is 25.17 acres (as stated in the Executive Summary) or 50.88 acres (see p. 8 of the General Biological Report); and,
- 7. Mitigation for permanent impacts to State jurisdictional waters at a 3:1 or greater ratio.

11

Lake or Streambed Alteration Agreement

Although the proposed Project is within the MSHCP area and may be subject to Section 6.1.2, Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, a Notification of Lake or Streambed Alteration is still required by the Department, should the site contain jurisdictional waters. Additionally, the Department's criteria for determining the presence of jurisdictional waters are more comprehensive than the MSHCP criteria in Section 6.1.2. The Department requires that a jurisdictional delineation (JD) be submitted with the Notification of Lake or Streambed Alteration. Department staff will review the JD to determine jurisdiction; in some cases changes to the JD may be requested.

12

The applicant has not submitted a DBESP and therefore any conditions or agreements stemming from this policy should be included in the FEIR. Any mitigation measures required by the resource protection policies of the MSHCP should be included in the CEQA document.

13

The Department recommends submitting a notification early on, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <http://www.dfg.ca.gov/habcon/1600/forms.html>.

14

As mentioned previously, the Project site is located in Bedford Canyon Wash, tributary to Temescal Creek, and thence the Santa Ana River. A jurisdictional delineation was completed in 2010. The JD identified five jurisdictional features within the Project site: Bedford Wash (5.58 ac., comprised of

15

Draft Environmental Impact Report for the Arantine Hills Specific Plan Project
City of Corona – SCH# 2006091093
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unvegetated streambed); Tributary A (0.20 ac); Tributary B (0.41 ac); Tributary C (0.10 ac.); and, Ditch A (0.10 ac).

The applicant is proposing to conserve 52.34 acres of the total 301 acre Project site, including 5.20 acres of unvegetated streambed. Approximately 1.46 acres of unvegetated streambed will be subject to grading for flood control and infrastructure. The site does not contain suitable habitat for vernal pools. Permanent impacts to State jurisdictional waters are 0.41 acres of permanent impact and 1.46 acres of temporary impact. The study area was evaluated for the presence/absence of least Bell's vireo, Southwestern willow flycatcher, and western yellow-billed cuckoo and the conclusion was that suitable habitat for these species was not present.

15

Mitigation measures for impacts to State jurisdictional waters consist of the following:

1. For the permanent loss of 0.41 acres of streambed habitat: payment of a one-time in-lieu fee to a Department-approved mitigation bank or in-lieu fee program at a 2:1 ratio (0.68 acres);
2. For temporary impacts to 1.46 acres of streambed habitat: the impact areas will be restored with native plants and soils to return the site to pre-project conditions;
3. Submittal of a Determination of Biological Superior or Equivalent Preservation (DBESP) to the Resource Conservation Agency (RCA).

16

The Department opposes the elimination of ephemeral, intermittent and perennial stream channels, lakes and their associated habitats. The Department recommends avoiding the stream and riparian habitat to the greatest extent possible. Any unavoidable impacts need to be compensated with the creation and/or restoration of in-kind habitat either on-site or off-site at a minimum 3:1 replacement-to-impact ratio, depending on the impacts and proposed mitigation. Additional mitigation requirements through the Department's Lake or Streambed Alteration Agreement process may be required, depending on the quality of habitat impacted, proposed mitigation, project design, and other factors.

The following information will be required for the processing of a Notification of Lake or Streambed Alteration and the Department recommends incorporating this information to avoid subsequent CEQA documentation and project delays:

- 1) Delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed project (include an estimate of impact to each habitat type);
- 2) Discussion of avoidance and minimization measures to reduce project impacts; and,
- 3) Discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance.

17

Please refer to section 15370 of the CEQA guidelines for the definition of mitigation.

In the absence of specific mitigation measures in the CEQA documents, the Department believes that it cannot fulfill its obligations as a Trustee and Responsible Agency for fish and wildlife resources. Permit negotiations conducted after and outside of the CEQA process deprive the public of its rights to know what project impacts are and how they are being mitigated in violation of CEQA Section 15002. Also, because mitigation to offset the impacts was not identified in the CEQA document, the Department does not believe that the Lead Agency can make the determination that impacts to jurisdictional drainages and/or riparian habitat are "less than significant" without knowing what the specific impacts and mitigation measures are that will reduce those impacts.

Draft Environmental Impact Report for the Arantine Hills Specific Plan Project
City of Corona – SCH# 2006091093
Page 5 of 5

In summary, we believe the DEIR is inadequate in describing project related impacts, demonstrating consistency with the MSHCP, and identifying appropriate mitigation for the purposes of CEQA. We recommend that the FEIR address the Department's concerns. We appreciate the opportunity to comment on the referenced DEIR. If you should have any questions pertaining to these comments, please contact Robin Maloney-Rames, Environmental Scientist at (909) 980-3818.

18

Sincerely,



Jeff Brandt
Senior Environmental Scientist

2.22 RESPONSE TO LETTER J

California CDFG of Fish and Game

Response to Comment J-1. The comment is introductory and states that the California CDFG of Fish and Game (CDFG) is a “trustee agency” pursuant to Public Resources Code Section 711.7 and 1802 and CEQA Guidelines Section 15386 for the protection of fish and wildlife resources and a responsible agency regarding discretionary actions (CEQA Guidelines Section 15381) such as a lake and Streambed Alternation Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The comment is introductory in nature and outlines the CDFG’s authority and role as a commenting agency. The CDFG’s introduction in this comment is noted, and no further response is required.

Response to Comment J-2. The comment accurately identifies the proposed project and its location in the City of Corona.

Response to Comment J-3. The comment accurately describes the project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) for which the CDFG issued a Natural Community Conservation Plan and Take Authorization for in 2004. The comment also states the City of Corona is a signatory to the implementation agreement for the MSHCP and is responsible for implementing the MSHCP within the City boundaries. The commentor accurately summarizes both the CEQA requirement for an analysis of the proposed project’s consistency with the MSHCP and the MSHCP policies and procedures applicable to the proposed project.

The Draft EIR includes a discussion of the consistency of the proposed project in Chapter 4.4 Biological Resources, Section 4.4.4.3 Adopted Habitat Conservation Plans, page 4.4-11.

Response to Comment J-4. The comment accurately states the proposed project is not within a Criteria Cell of the MSHCP. The commentor accurately summarizes the MSHCP resource protection policies applicable to the proposed project include the following:

- Protection of species associated with riparian/riverine areas and vernal pools;
- Protection of narrow endemic plant species surveys; and
- Requirement for a burrowing owl surveys.

It should be noted that surveys were conducted for plant and wildlife species and habitats, the burrowing owl and narrow endemic plant species.¹ Portions of the proposed project site are located within a Narrow Endemic Plant Species Survey Area (NEPSSA; Survey Area Number 7) and the western burrowing owl (*Athene cunicularia*) survey area. None of the MSHCP Narrow Endemic Plant

¹ *General Biological Report*, Glen Lukos Associates, November 9, 2010.

Results of Nesting Season Focused Burrowing Owl (Athene cunicularia) Surveys for the 301-Acre Arantine Hills project Study Area, City of Corona, Riverside County, California, Glenn Lukos Associates, August 11, 2010.

Jurisdictional Delineation of the 274.8-Acre Arantine Hills project Site, Located in the City of Corona, Riverside County, California, Glen Lukos Associates, October 14, 2010.

Biological and Streambed/Jurisdictional Update; 276-Acre project Footprint, Arantine Hills Specific Plan project, City of Corona, Riverside County, California, May 2012.

Species were detected within the proposed project site. No burrowing owls were observed within the proposed project site or within a 150-meter buffer area.

Response to Comment J-5. The commentor accurately identifies the proposed project as having significant effects on non-native grasslands, foraging raptors, Riversidean sage scrub, and riparian habitat. The Biological survey¹ and report contains an assessment of all the biological resources identified by the CDFG.

Response to Comment J-6. The commentor is correct the surveys and corresponding reports are as follows and are located in the Draft EIR Appendix E:

- General Biological Report, Glen Lukos Associates, November 9, 2010.
- Results of Nesting Season Focused Burrowing Owl (*Athene cunicularia*) Surveys for the 301-Acre Arantine Hills project Study Area, City of Corona, Riverside County, California, Glenn Lukos Associates, August 11, 2010.
- Jurisdictional Delineation of the 274.8-Acre Arantine Hills project Site, Located in the City of Corona, Riverside County, California, Glen Lukos Associates, October 14, 2010.
- Biological and Streambed/Jurisdictional Update; 276-Acre project Footprint, Arantine Hills Specific Plan project, City of Corona, Riverside County, California, May 2012.

Response to Comment J-7. The habitat acreages provided by the CDFG have been updated in the *Biological and Streambed/Jurisdictional Update; 276-Acre project Footprint, Arantine Hills Specific Plan project*, City of Corona, Riverside County, California, May 2012 which is included in Appendix A to the Final EIR. Table 1 below provides the updated acreages.

Table 1: Summary of Vegetation/Land Use Types on the Arantine Hills project Site

Vegetation/Land Use Type	Area (Acres)
Disturbed/Developed	10.47
Disturbed Riversidian Sage Scrub	5.76
Encelia Dominated Scrub	1.94
Mulefat Scrub	0.35
Non-Native Grassland	4.43
Ornamental/Exotic	3.50
Riversidian Sage Scrub	11.82
Riversidian Sage Scrub/Chaparral	31.36
Ruderal Vegetation	202.44
Unvegetated Streambed	3.76
Willow Trees	0.14
Concrete Channel with Sediment and Riparian Habitat	0.01
Total Vegetation/Land Use Acreage	275.98

The commentor is accurate in stating the species of plants found on-site and the burrowing owl survey resulted in no burrowing owls present and the Coulter's Matilija poppy (a narrow endemic plant species) was found on-site.

¹ *General Biological Report*, Glen Lukos Associates, November 9, 2010.

Response to Comment J-8. The comment accurately summarizes the findings of the biological studies prepared for the proposed project. No further response is required.

Response to Comment J-9. The comment states the habitats most impacted by the proposed project are non-native grasslands, Riversidean sage scrub/chaparral, and ruderal vegetation. No further response is required.

Response to Comment J-10. This comment states that the proposed mitigation for impacts to biological resources on site consists of:

- a) Placement of 25.17 acres of native habitat into conservation;
- b) Compliance with provisions of the MSHCP;
- c) Focused surveys for coastal California gnatcatcher if vegetation is removed between March 1st and August 15th;
- d) Pre-construction surveys for the burrowing owl; and
- e) Pre-construction surveys for nesting birds.

Response J-10(a): The applicant would like to clarify the term “conservation,” as utilized in the project’s biological reports and the biological section (Chapter 4.4) of the Draft EIR. As utilized in the biological reports and biological section of the Draft EIR, the term “conservation” refers to the preservation of open space areas outside of the grading footprint of the project area. The applicant is proposing to preserve 36.51 acres on site, of which 25.17 acres consists of native habitat, within the project open space area. This area is not being proposed to be placed under a conservation easement.

Response J-10(b): The project has been designed to comply with the MSHCP. Mitigation Measures 4.4.5.1, 4.4.5.2A, 4.4.5.2B, 4.4.5.3A, 4.4.5.3B, 4.4.5.3C, and 4.4.5.3D have been designed to ensure compliance with this plan.

Response J-10(c): To clarify, the applicant will conduct surveys for the coastal California gnatcatcher (gnatcatcher), if necessary, and if habitat suitable to support the gnatcatcher is to be removed between March 1st and August 15th to determine if the habitat is occupied by gnatcatcher. If gnatcatchers are present and are determined to be nesting, the occupied areas will be avoided until after August 15th.

Response J-10(d): Mitigation Measure 4.4.5.2A already requires the applicant to conduct a burrowing owl pre-construction survey within 30 days of commencing project grading disturbing activities.

Response J-10(e): Mitigation Measure 4.4.5.2B already requires the applicant to conduct nesting bird surveys within 72 hours of commencing project grading disturbing activities, should construction be proposed between February 1st and August 31st of a given year. No nesting bird surveys are required, nor should they be, outside of the nesting bird season.

Response to Comment J-11. This comment notes the CDFG’s concerns regarding the project. The CDFG’s concerns are as follows:

- a) Submittal of a Notification of Lake or Streambed Alteration for impacts to State waters.
- b) Submittal of a restoration and local native plant species revegetation plan for temporary impacts to on site riparian and upland vegetation.
- c) The identity of the entity holding the conservation easement or fee title.
- d) Measures to protect/buffer the conservation area from human impacts. Please refer to “Guidelines Pertaining to the Urban-Wildlands Interface” (i.e., edge effects, drainage, lighting, noise, domestic animals, trespassing, trash, and other impacts).

- e) Inclusion of a DBESP in the Final EIR.
- f) Clarification of whether the conserved area is 25.17 acres (as stated in the Executive Summary) or 50.88 acres (see p. 8 of the General Biological Report).
- g) Mitigation for permanent impacts to State jurisdictional waters at a 3:1 or greater ratio.

Response J-11(a): The applicant will submit a Section 1602 Streambed Alteration Notification Package (1602 Notification) to the CDFG once they are prepared to do so.

Response J-11(b): If temporary impacts occur, the applicant will restore all temporary impacts to pre-project conditions. If temporary impacts are necessary as part of the project, the impact areas would generally be unvegetated and no impacts to riparian habitats would occur, nor are they contemplated; therefore, restoration of the temporary impact areas would only require grading the temporary impact areas back to pre-project condition. No revegetation plan for impacts to riparian habitat is being proposed as no temporary impacts to riparian habitat will occur.

Temporary and/or permanent impacts to upland areas are covered under the MSHCP as part of the development fee payments made by the applicant and/or future developers to the MSHCP; therefore, there would be no need to prepare a revegetation plan for impacts to upland areas that have already been mitigated.

Response J-11(c): See Response J-10(a) above. No conservation entity has been proposed as the project open space areas are not being proposed as part of a conservation easement. Should the CDFG, or other regulatory agencies, require that a conservation easement be placed over the preserved and/or restored streambed areas on site; this will be negotiated as part of the CDFG 1602 Streambed Alteration Agreement and/or Regional Board Section 401 Water Quality Certification process.

Response J-11(d): The project is not within, or adjacent to, a MSHCP conservation area; therefore, the Urban-Wildlands Interface Guidelines do not apply to this project.

Response J-11(e): The CDFG is requesting the inclusion of a DBESP in the Final EIR. The Draft EIR and the Final EIR will be evaluating project impacts at a programmatic level and it is anticipated that various parts of the project may be developed by separate developers at separate times. As a result, the City may require additional CEQA documentation at that time, including the inclusion of a separate DBESP for each "project," assuming impacts to riparian/riverine areas are proposed.

From a programmatic perspective, Mitigation Measure 4.4.5.3A requires the applicant to provide compensatory mitigation for the permanent disturbance to CDFG jurisdiction at a 1:1 mitigation-to-impact ratio through participation in a CDFG-approved mitigation bank and/or in lieu fee program and Mitigation Measure 4.4.5.3C requires the applicant to pay a one-time in-lieu fee to a CDFG approved mitigation bank and/or in lieu fee program, such as the Santa Ana Watershed Association (SAWA) In-Lieu Fee Wetland Creation Program or the Riverside County Regional Park and Open Space District Santa Ana River Mitigation Bank (SARMB), for the purchase of no less than 0.68 acre (2:1 ratio) of vegetated riparian and/or wetland habitat creation.

As total permanent impacts to CDFG jurisdiction will actually be 0.34 acre, of which 0.01 acre is vegetated riparian habitat, the Draft EIR is already requiring a 2:1 mitigation-to-impact ratio; therefore, there will be a no net loss of CDFG jurisdiction or habitat value as defined in the Fish and Game Code and greater than a minimum of 1:1 mitigation-to-impact ratio under CEQA. The applicant is also proposing to restore 1.82 acres of temporary impacts to CDFG jurisdiction on site, should such impacts be necessary; therefore, the proposed mitigation will reduce potential impacts to CDFG jurisdiction to a less than significant level.

As the proposed mitigation will be at an established mitigation bank and/or in-lieu fee program, the provision of greater than 1:1 mitigation-to-impact ratio will exceed the existing function and value of habitat on site (i.e., the restoration/creation of 0.68 acre of riparian/wetland habitat at a mitigation bank will exceed the functions and values of 0.34 acre [0.01 vegetated] of generally unvegetated streambed on site), which would be a superior option. The applicant is also proposing to restore 1.82 acres of temporary impacts to CDFG jurisdiction on site, should such impacts be necessary; therefore, the proposed mitigation will reduce potential impacts to CDFG jurisdiction to a less than significant level.

As noted above, this CEQA document is being prepared at a programmatic level and the mitigation being proposed is superior and in compliance with Section 6.1.2 of the MSHCP; however, if development of individual portions of the project moves forward separately, a project-specific DBESP will be required for each separate project, should the project impact riparian/riverine habitats described in Section 6.1.2 of the MSHCP.

Response J-11(f): See Response J-10(a).

Response J-11(g): Section 15370 of CEQA considers mitigation as the following:

- (a) *Avoiding the impact altogether by not taking a certain action or parts of an action.*
- (b) *Minimizing impacts by limiting the degree or magnitude of the action and its implementation.*
- (c) *Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.*
- (d) *Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.*
- (e) *Compensating for the impact by replacing or providing substitute resources or environments.*

Mitigation Measure 4.4.5.3A requires the applicant to provide compensatory mitigation for the permanent disturbance to CDFG jurisdiction at a 1:1 mitigation-to-impact ratio through participation in a CDFG-approved mitigation bank and/or in lieu fee program. Mitigation Measure 4.4.5.3C requires the applicant to pay a one-time in-lieu fee to a CDFG approved mitigation bank and/or in lieu fee program, such as the Santa Ana Watershed Association (SAWA) In-Lieu Fee Wetland Creation Program or the Riverside County Regional Park and Open Space District Santa Ana River Mitigation Bank (SARMB), for the purchase of no less than 0.68 acre (2:1 ratio) of vegetated riparian and/or wetland habitat creation.

As total permanent impacts to CDFG jurisdiction will actually be 0.34 acre, of which 0.01 acre is vegetated riparian habitat, the Draft EIR is already requiring a 2:1 mitigation-to-impact ratio; therefore, there will be a no net loss of CDFG jurisdiction or habitat value as defined in the Fish and Game Code and greater than a minimum of 1:1 mitigation-to-impact ratio under CEQA. The applicant is also proposing to restore 1.82 acres of temporary impacts to CDFG jurisdiction on site, should such impacts be necessary; therefore, the proposed mitigation will reduce potential impacts to CDFG jurisdiction to a less than significant level.

Based upon the CEQA definition at Section 15370, the applicant has already proposed to conduct mitigation activities in compliance with sub-parts (c) and (e) of Section 15370. The CDFG will have a separate opportunity to impose mitigation requirements upon the applicant during the 1602 Streambed Alteration Notification process. This process is a separate, 90-day process (at a minimum), which will commence once a 1602 Streambed Alteration Notification package is submitted by the applicant to the CDFG. If the CDFG imposes additional mitigation requirements upon the applicant as part of the 1602 Streambed Alteration Agreement program, it should occur in that arena and not during the CEQA process.

Response to Comment J-12. The CDFG notes that, regardless of whether or not a DBESP is required under Section 6.1.2 of the MSHCP, a 1602 Streambed Alteration Agreement may be required, should the proposed project result in a temporary or permanent disturbance to CDFG jurisdiction. If the project results in temporary or permanent impacts to CDFG jurisdiction, the applicant will submit a Section 1602 Streambed Alteration Notification Package to the CDFG, once the applicant is prepared to do so. This notification will include a jurisdictional delineation report.

Response to Comment J-13. The CDFG has noted that a DBESP should be included as part of the Final EIR for the project. The CDFG also notes that mitigation measures stemming from this document should be included in the Final EIR. Please see Response J-11(e).

Response to Comment J-14. The CDFG has recommended submitting a 1602 Streambed Alteration Notification Package as early as possible as the project may result in the disturbance to fish and wildlife resources onsite. The applicant will submit a Section 1602 Streambed Alteration Notification Package to the CDFG once they are prepared to do so.

Response to Comment J-15. The CDFG notes that the applicant is proposing to conserve 52.34 acres of the project site, including 5.20 acres of unvegetated streambeds. The CDFG also notes that 1.46 acres of temporary impacts to jurisdictional waters may occur as part of grading for flood control and infrastructure. The CDFG finally notes that 0.41 acre of permanent impacts to waters of the State will occur.

Please see Response J-10(a) to clarify the question regarding conservation as the applicant is proposing to avoid and preserve 36.51 acres of habitat, of which 25.17 acres is native habitat, on site as open space, but no conservation easement is being proposed. The applicant is also proposing to ultimately avoid and preserve 4.20 acres out of the 4.54 acres of CDFG jurisdiction on site. As a result, a total of 0.34 acre of CDFG jurisdiction, of which 0.01 acre consists of vegetated riparian habitat (not 0.41 acre as previously reported), will be permanently disturbed and a total of 1.82 acres of CDFG jurisdiction (all unvegetated) [not 1.46 acres, as previously reported] may be temporarily disturbed, should it become necessary as part of grading for flood control and infrastructure.

This difference in acreage noted in the Draft EIR and the original 2010 jurisdictional delineation report and biological resources report was due to the fact that an offsite upland and streambed buffer zone was mapped at the applicant's request in case it was necessary to temporarily disturb this off site area as part of the project. The previously identified off site upland buffer zone is not expected to be disturbed, but an offsite segment of Bedford Wash, totaling up to 1.82 acres, may be temporarily disturbed as part of the project. The acreage calculations for this upland off site area have been eliminated from the calculations contained in the biological resources report, but the acreage calculations for the temporary disturbance to 1.82 acres of offsite streambed have been incorporated into the updated biological resources and jurisdictional delineation report.¹ An update to the 2010 jurisdictional delineation report and biological resources report, dated May 4, 2012, is contained as part of Appendix A of the Final EIR.

Response to Comment J-16. The CDFG recommends avoiding the stream and riparian habitat to the greatest extent possible, and that any unavoidable impacts need to be compensated with the creation and/or restoration of in-kind habitat, either on-site or off-site, at a minimum 3:1 replacement-to-impact ratio. Additional mitigation requirements through the CDFG's Streambed Alteration Agreement process may be required depending on the quality of habitat impacted, proposed mitigation, project design, and other factors. The CDFG lists information required for processing a 1602 Streambed Alteration Notification Package and recommends incorporating this information into

¹ Please note that the original jurisdictional delineation report noted a 1.46-acre temporary impact to Bedford Canyon Wash; however, revisions to the project may result in up to 1.82 acres of temporary impacts to Bedford Canyon Wash, which is a negligible change from the original reporting.

the CEQA document to avoid subsequent CEQA documentation and project delays. The information required, according to the CDFG, includes a delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed project (including an estimate of impact to each habitat type); a discussion of avoidance measures to reduce impacts; and a discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance.

The 2010 Jurisdictional Delineation Report (Draft EIR Appendix E) and its May 2012 update (Final EIR, Appendix A) include a delineation of the limits of (1) Corps jurisdiction pursuant to Section 404 of the Clean Water Act (CWA), (2) CDFG jurisdiction pursuant to Division 2, Chapter 6, Sections 1600-1616 of the Fish and Game Code, and (3) Regional Board jurisdiction pursuant to Section 401 of the CWA and Section 13260 of the California Water Code (CWC). It also includes a description of the associated habitat for each segment of jurisdictional waters identified.

The Draft EIR identifies avoidance measures and potential mitigation measures (Mitigation Measures 4.4.5.1, 4.4.5.2A, 4.4.5.2B, 4.4.5.3A, 4.4.5.3B, 4.4.5.3C, AND 4.4.5.3D) to reduce impacts to sensitive biological resources identified in Section 4.4 of the Draft EIR to a less than significant level. Mitigation Measure 4.4.5.3A requires the applicant to provide compensatory mitigation for the permanent disturbance to CDFG jurisdiction at a minimum 1:1 mitigation-to-impact ratio through participation in a CDFG-approved mitigation bank and/or in lieu fee program. Mitigation Measure 4.4.5.3C requires the applicant to pay a one-time in-lieu fee to a CDFG approved mitigation bank and/or in lieu fee program, such as the SAWA In-Lieu Fee Wetland Creation Program or the SARMB, for the purchase of no less than 0.68 acre (2:1 ratio) of vegetated riparian and/or wetland habitat creation.

As total permanent impacts to CDFG jurisdiction will actually be 0.34 acre, of which 0.01 acre is vegetated riparian habitat, the Draft EIR is already requiring a 2:1 mitigation-to-impact ratio; therefore, there will be a no net loss of CDFG jurisdiction or habitat value as defined in the Fish and Game Code and greater than a minimum of 1:1 mitigation-to-impact ratio under CEQA. The applicant is also proposing to restore 1.82 acres of temporary impacts to CDFG jurisdiction on site, should such impacts be necessary. The Draft EIR concludes that these mitigation measures would reduce impacts to biological resources to a less than significant level.

As a point of clarification, the applicant is also noting that permanent impacts to CDFG jurisdiction are 0.34 acre, of which 0.01 acre is vegetated riparian habitat, and temporary impacts to CDFG jurisdiction may total 1.82 acres (all unvegetated), should such impacts be deemed necessary. Please see responses J-11(e) and (g) for further information.

Response to Comment J-17. The CDFG states that, because mitigation to offset impacts was not identified, they do not believe that they can fulfill their role as a Trustee and Responsible Agency for fish and wildlife resources. Additionally, the CDFG does not believe that the Lead Agency can make a determination that impacts to jurisdictional drainages and/or riparian habitat are “less than significant” without knowing what the specific impacts and mitigation measures are that will reduce those impacts.

The City disagrees with the CDFG’s statement in Comment J-17. The project’s 2010 Jurisdictional Delineation Report (Draft EIR Appendix E) and its May 2012 update (Final EIR, Appendix A) includes a delineation of the limits of (1) Corps jurisdiction pursuant to Section 404 of the CWA, (2) CDFG jurisdiction pursuant to Division 2, Chapter 6, Sections 1600-1616 of the Fish and Game Code, and (3) Regional Board jurisdiction pursuant to Section 401 of the CWA and Section 13260 of the CWC. It also includes a description of the associated habitat for each segment of jurisdictional waters identified. The 2010 biological resources report (Draft EIR Appendix E) and its May 2012 update (Final EIR, Appendix A) include a description of all habitats on site and impacts to such habitats.

Mitigation measures are also identified in these reports, which include compliance discussions regarding the MSHCP.

Section 15370 of CEQA considers mitigation as the following:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.*
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.*
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.*

- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.*
- (e) Compensating for the impact by replacing or providing substitute resources or environments.*

Mitigation Measure 4.4.5.3A requires the applicant to provide compensatory mitigation for the permanent disturbance to CDFG jurisdiction at a 1:1 mitigation-to-impact ratio through participation in a USACE and/or CDFG-approved mitigation bank and/or in lieu fee program. Mitigation Measure 4.4.5.3C requires the applicant to pay a one-time in-lieu fee to a CDFG approved mitigation bank and/or in lieu fee program, such as the SAWA In-Lieu Fee Wetland Creation Program or the SARMB, for the purchase of no less than 0.68 acre (2:1 ratio) of vegetated riparian and/or wetland habitat creation.

As total permanent impacts to CDFG jurisdiction will actually be 0.34 acre, of which 0.01 acre is vegetated riparian habitat, the Draft EIR is already requiring a 2:1 mitigation-to-impact ratio; therefore, there will be a no net loss of CDFG jurisdiction or habitat value as defined in the Fish and Game Code and greater than a minimum of 1:1 mitigation-to-impact ratio under CEQA. As the proposed mitigation will be at an established mitigation bank and/or in-lieu fee program, the provision of greater than 1:1 mitigation-to-impact ratio will exceed the existing function and value of habitat on site (i.e., the restoration/creation of 0.68 acre of riparian/wetland habitat at a mitigation bank will exceed the functions and values of 0.34 acre [0.01 vegetated] of generally unvegetated streambed on site), which would be a superior option. The applicant is also proposing to restore 1.82 acres of temporary impacts to CDFG jurisdiction on site, should such impacts be necessary; therefore, the proposed mitigation will reduce potential impacts to CDFG jurisdiction to a less than significant level.

Based upon the CEQA definition at Section 15370, and the information provided in support of the project, the applicant has already proposed to conduct mitigation activities in compliance with sub-parts (c) and (e) of Section 15370; therefore, the City believes that the CDFG has been provided with the information it requires to act as a Trustee and Responsible Agency under CEQA.

The CDFG will have a separate opportunity to impose mitigation requirements upon the applicant during the 1602 Streambed Alteration Notification process. This process is a separate, 90-day process (at a minimum), which will commence once a 1602 Streambed Alteration Notification package is submitted by the applicant to the CDFG. If the CDFG imposes additional mitigation requirements upon the applicant as part of the 1602 Streambed Alteration Agreement program, it should occur in that arena and not during the CEQA process.

Response to Comment J-18. The City disagrees with the CDFG's comment that the Draft EIR is inadequate in describing project related impacts on biological resources demonstrating consistency with the MSHCP and does not provide appropriate mitigation for CEQA. Refer to Responses to Comments J-10 through J-17.



Department of Toxic Substances Control

Matthew Rodriguez
Secretary for
Environmental Protection

Deborah O. Raphael, Director
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Edmund G. Brown Jr.
Governor

June 26, 2012

Received
JUN 28 2012
Community Development Dept

Ms. Terri Manuel, AICP, Planning Manager
City of Corona Community Development Department
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DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR ARANTINE HILLS
SPECIFIC PLAN (SCH# 2006091093)

Dear Ms. Manuel:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation Report for the above-mentioned project. The following project description is stated in your document: "The proposed project is located in the Bedford Canyon area of the Santa Ana Mountain foothills in the southeastern portion of Corona. The City of Corona is generally situated southwest of the City of Riverside, south of the City of Norco, and north of the City of Lake Elsinore in Riverside County, California. The proposed project would result in the creation of a 276-acre master-planned community that includes residential, commercial, and mixed-use development as well as open space/recreational uses. The Specific Plan would establish land use types, locations, and densities; a circulation concept; infrastructure and public facility improvements; development standards and design guidelines; and an implementation program that would guide development for the Arantine Hills. Project approvals include the approval of a General Plan Amendment (the modification of the existing General Plan land use designations on site from Agriculture-Possible Future Urban Use to Low Density Residential, Medium Density Residential, High Density Residential, General Commercial, Mixed Use, Park, and Open Space General), the approval of the Specific Plan, approval of a development agreement, approval of a tentative map, and approvals of subsequent parcel maps and tentative tract maps. The project will also include certification of an EIR by the City Council".

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Based on the review of the submitted document DTSC has the following comments:

- 1) The EIR should evaluate whether conditions within the project area may pose a threat to human health or the environment. Following are the databases of some

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of the regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
- Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
- Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
- GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
- Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
- The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).

2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents.

3) Any environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found above regulatory standards should be clearly summarized in a table. All closure, certification or remediation approval reports by regulatory agencies should be included in the EIR.



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- 4) If buildings, other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should also be conducted for the presence of other hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
- 5) Future project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 6) Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 7) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 8) Hazardous substances would be present on the Project site during construction (e.g., fuels and lubricants, wastes from demolition and remediation, paints and solvents). If released, these substances could pose risks to human health and the environment. For example, demolition wastes containing volatile or fluid hazardous wastes, such as PCB-containing oils or residual fuels from abandoned storage tanks, should be contained and packaged in accordance with regulatory requirements and regularly transported to appropriate disposal facilities.
- 9) DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional



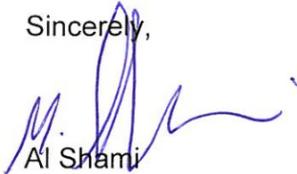
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information on the EOA or VCA, please see
www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-
Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

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If you have any questions regarding this letter, please contact me at
ashami@dtsc.ca.gov, or by phone at (714) 484-5472.

Sincerely,



Al Shami
Project Manager
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
nritter@dtsc.ca.gov

CEQA # 3558

2.24 RESPONSE TO LETTER K

California Department of Toxic Substances Control

Response to Comment K-1. The comment accurately summarizes the proposed project from the Draft EIR. No further response is required since the comment is introductory in nature.

Response to Comment K-2. The Draft EIR Chapter 4.8 Hazards analyzes the proposed project on hazards and toxic substances and is based on the following two studies prepared for the project:

- *Phase I Environmental Site Assessment and Limited Site Characterization, McMillan Farm Properties*, LOR Geotechnical Group, Inc., March 21, 2002 (Appendix I-1 of the Draft EIR).
- *Phase I Environmental Site Assessment Update, Arantine Hills, Corona California*, LOR Geotechnical Group, Inc., September 16, 2009 (Appendix I-2 of the Draft EIR).

LOR Geotechnical Group, Inc. reviewed federal, state and local environmental databases for information pertaining to documented and/or suspected releases of regulated hazardous substances and/or petroleum products within specified search distances. Table 4.8.B in the Draft EIR page 4.8-10 provides a summary of adjacent properties that are listed in regulatory databases for hazardous materials. As provided in Table 4.8.B, the project site is not listed in any regulatory database for hazardous materials. In addition, no violations were noted in this regulatory database for the project site. Since the project site is not included on any list of hazardous materials sites as defined by Government Code Section 65962.5, it is highly unlikely that hazardous materials would be uncovered during soil-disturbing activities on site. Based on the information provided by the public, regulatory and governmental agencies and information obtained during the record search and literature review, there do not appear to be any sites within a mile that would have an adverse environmental impact upon the subject site.

Response to Comment K-3. Chapter 4.8 Hazards, Section 4.8.6.1 Located on a List of Hazardous Materials Sites, pages 4.8-10 through 4.8-15, analyzes the possibility of hazardous waste being located on site and provides mitigation to reduce those impacts to less than significant. The mitigation measures do indicate the required investigation, removal and disposal of hazardous wastes and agencies responsible. Mitigation Measure 4.8.6.1E states ... *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.*"

Response to Comment K-4. Draft EIR Chapter 4.8 Hazards, Section 4.8.6.1 Located on a List of Hazardous Materials Sites, states on page 4.8-13, "*The project site does not contain any existing structures/features that exhibit existing hazardous conditions. In addition, due to the past agricultural use of the project site, a Limited Site Characterization (LSC) was conducted as part of the Phase I Site Assessment. The LSC was conducted to address residual organochlorine pesticides, (OCPs), smudge pot storage area, 10,000-gallon aboveground smudge oil storage tank, and the location of a 10-foot by 10-foot storage shed previously located west of Planning Area 4. The 2002 Phase I Site Assessment concluded that there were no residual hydrocarbons at the smudge pot storage area, the roofing shingles and retention basin asphaltic materials did not contain asbestos, the former 10,000-gallon aboveground storage tank did not have any significant hydrocarbon contamination. The location of the former approximately 10-foot by 10-foot shed had a very high level of pesticides (DDT, Endrin, and Chordane) in the soil beneath the wood floor and contained about 5 pounds of Chordane.*¹ Since the 2002 Phase 1 Site Assessment, the 10-foot by 10-foot shed had been

¹ Phase I Environmental Site Assessment Update, Arantine Hills, Corona California, LOR Geotechnical Group, Inc., September 16, 2009.

removed. However, residual OCPs were present in the soils where the shed had been previously located. While the majority of project-wide soils had residual OCPs levels below concern, some soil samples did have DDT levels above 1 part per million (ppm). To ensure that impacts associated with this area of the project site are reduced to a less than significant level, **Mitigation Measures 4.8.6.1A** and **4.8.6.1B** have been identified.”.....”In addition, no violations were noted in this regulatory database for the project site. Since the project site is not included on any list of hazardous materials sites as defined by Government Code Section 65962.5, it is highly unlikely that hazardous materials would be uncovered during soil-disturbing activities on site. However, in the event that unknown wastes or suspected hazardous materials are discovered during soil-disturbing activities on the project site, **Mitigation Measures 4.8.6.1C** through **4.8.6.1F** have been identified.”

Response to Comment K-5. The Draft EIR provides Mitigation Measures 4.8.6.1D, 4.8.6.1E, and 4.8.6.1F states the following to cover the demolition activities:

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 suspected hazardous materials shall be conducted under the purview of the appropriate oversight agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency.*

4.8.6.1F *Prior to the issuance of grading permits for each planning area, all miscellaneous debris (e.g., wood, concrete, 55-gallon drums, miscellaneous household debris, scrap metal, and plastic piping) shall be removed and disposed of at an approved landfill facility prior to construction activities under the purview of the most appropriate oversight 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.*

Response to Comment K-6. The Draft EIR provides Mitigation Measures 4.8.6.1A, 4.8.6.1B, and 4.8.6.1D to cover future soil excavation as follows:

4.8.6.1A *For any soil disturbance in the area where the 10-foot by 10-foot shed located at the west edge of Planning Area 4 was previously located, soil in this area shall be tested for residual organochlorine pesticides (OCPs). If OCP levels are detected at levels of 1 part per million (ppm) or greater, the soils shall be removed to an adequate depth and exported to an approved landfill facility by a certified contractor.*

4.8.6.1B *If soil from any location on the project site is to be removed or transported off site, the soil exports 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 testing results shall be submitted to the City for review prior to the issuance of soil export operations.

4.8.6.1D

Testing and remediation of unknown wastes or suspected hazardous materials shall be conducted under the purview of the appropriate oversight agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency.

Response to Comment K-7. Refer to Responses to Comments K-2 through K-6; there are no health concerns on-site that would require a health risk assessment be conducted.

Response to Comment K-8. The comment is referring to the DTSC's responsibility to regulate hazardous waste. There is no further response required.

Response to Comment K-9. Refer to Responses to Comments K-5 and K-6, mitigation is provided for possible hazardous materials encounter during construction and demolition.

Response to Comment K-10. If required the City will contact the DTSC to provide clean-up oversight.

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-6890

TTY (909) 383-6300



Received

JUN 27 2012

Flex your power!
Be energy efficient!

Community Development Dept

June 26, 2012

Ms. Terri Manuel
City of Corona
Planning Department
400 S. Vicentia Avenue
Corona, CA 92882

Arantine Hills Notice of Availability and Draft Environmental Impact Report RIV-15-PM 36.813

Dear Ms. Manuel,

We have completed our review of the Arantine Hills Specific Plan dated May 10, 2012. The Arantine Hills Specific Plan (proposed project) is located west of Interstate 15 (I-15), south of Cajalco Road in the City of Corona. This project is generally comprised of developing low density residential, medium density residential, high density residential, parks and open spaces within 276 acres of space.

1

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Riverside to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

2

We do not anticipate this project will generate any additional traffic to the SHS. We therefore have no comments at this time.

3

If this development proposal is later modified in any way, please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impacts to the SHS.

4

If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,

DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA

"Caltrans improves mobility across California"

2.26 RESPONSE TO LETTER L

California Department of Transportation

Response to Comment L-1. The commentor has accurately summarized the general aspects of the proposed project. No further response is necessary.

Response to Comment L-2. The commentor has summarized its agency responsibility as an owner and operator of the State Highway System (I-15) to coordinate and consult with local lead agencies. (It also has a responsibility under CEQA to make recommendations to offset associated impacts with the proposed project. The City would like to correct the commentor as this project is under the jurisdiction of the City of Corona and not the City of Riverside. The City of Corona is aware that the project's potential impacts to State facilities are subject to the policies and regulations that govern the State Highway System. The comment does not refer directly to the Draft EIR or the analysis contained in the EIR; therefore, no further response is required.

Response to Comment L-3. The City acknowledges that the project will generate some additional traffic to the State Highway System but it will not be substantial. Section 4.16 of the Draft EIR, Table 4.16.D, identifies that all of the merging and diverging points are at or exceeding acceptable levels of service based on existing configuration of the roadway networks at the existing I-15/Cajalco and El Cerrito interchanges. As identified in Table 4.16.I, the addition of project-related traffic results in the I-15 Southbound off-ramp at El Cerrito Road diverge would result in a LOS "F" during the P.M. peak hour for the existing plus project scenario compared to LOS "C" operations without the project. All other merging and diverging points were found to operate at the same LOS as reported for existing baseline without project conditions. Mitigation is proposed to increase the level of service at the interchange to acceptable levels.

Response to Comment L-4. If the development is modified in a significant way that would affect I-15 copies of revised plans will be transmitted to Caltrans for reevaluation.



EDMUND G. BROWN JR.
GOVERNOR

Received

JUL - 2 2012

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
Community Development Dept.
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

June 26, 2012

Terri Manuel
City of Corona
400 S. Vicentia Avenue
Corona, CA 92882

Subject: Arantine Hills Specific Plan (SP09-001; GPA09-005; APC09-002; TTM 36294)
SCH#: 2006091093

Dear Terri Manuel:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on June 25, 2012, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

1

**Document Details Report
State Clearinghouse Data Base**

SCH# 2006091093
Project Title Arantline Hills Specific Plan (SP09-001; GPA09-005; APC09-002; TTM 36294)
Lead Agency Corona, City of

Type EIR Draft EIR

Description The proposed project features a General Plan Amendment (GPA09-005) which will change the current designation of Agriculture on 276 acres west of I-15, southwest of Cajalco Road, to a range of land uses to accommodate General Commercial (GC), Mixed Use-Commercial Residential (MU-1); Mixed Use - Commercial Business Park (MU-II); Low Density Residential; Medium Density Residential; High Density Residential; Parks; Open Space. Specific Plan (SP09-001) will establish a master plan for the same 276 acres establishing corresponding land use designations to the General Plan Amendment. A master tentative map (TTM 36294) will subdivide the 276 acres into 16 lots. A cancellation of an existing Agricultural Preserve (APC09-002) on the site accompanies the plan.

Lead Agency Contact

Name Terri Manuel
Agency City of Corona
Phone (951) 736-2262
email
Address 400 S. Vicentia Avenue
City Corona **State** CA **Zip** 92882
Fax

Project Location

County Riverside
City Corona
Region
Lat / Long 33° 48' 14" N / 117° 31' 53" W
Cross Streets Cajalco Road/I-15
Parcel No. 279-180-024; 279-190-045; 279-240-018; 282-030-003; 282-030-004; 282-030-005; 282-030-006;
Township 4S **Range** 6W **Section** 16,17, **Base** SBB&M

Proximity to:

Highways I-15
Airports
Railways
Waterways Bedford Canyon Wash
Schools Woodrow Wilson ES
Land Use Vacant cleared Agricultural with agricultural zoning; General Plan = Agriculture, possible future urban use

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 6; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 8; Department of Housing and Community Development; CA Department of Public Health; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control; Native American Heritage Commission

Note: Blanks in data fields result from insufficient information provided by lead agency.

Document Details Report
State Clearinghouse Data Base

Letter M

Date Received 05/10/2012 *Start of Review* 05/10/2012 *End of Review* 06/25/2012

Note: Blanks in data fields result from insufficient information provided by lead agency.

2.28 RESPONSE TO LETTER M

California Governor's Office of Planning and Research, State Clearinghouse

Response to Comment M-1. The City recognizes the receipt of comments from State agencies and the State Clearinghouse's acknowledgement that it has complied with review requirements for environmental documents.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 www.aqmd.gov

E-Mailed: June 28, 2012
Terri.Manuel@ci.corona.ca.us

June 28, 2012

Ms. Terri Manuel
City of Corona
400 South Vicentia Avenue
Corona, CA 92882

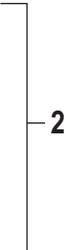
Review of the Draft Environmental Impact Report (Draft EIR) for the Arantine Hills Specific Plan Project

The South Coast Air Quality Management District (AQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comment is intended to provide guidance to the lead agency and should be incorporated into the Final Environmental Impact Report (Final EIR) as appropriate.

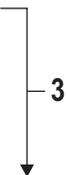
Based on a review of the Draft EIR the AQMD staff recognizes the potential regional air quality benefits from the proposed project that facilitates mixed land uses. However, given the potential health risk impacts from placing sensitive land uses (e.g., residential and park uses) within close proximity to significant emissions sources, such as the 15 Freeway the AQMD staff encourages the lead agency to focus development of these sensitive land uses as far as possible from this source of emissions.



Further, AQMD staff requests that the lead agency clarify how the greenhouse gas (GHG) mitigation measures for the proposed plan will effectively reduce the project's GHG emissions to an insignificant level. Also, the lead agency should consider additional mitigation measures to minimize the project's significant regional construction and operations-related air quality impacts pursuant to Section 15126.4 of the California Environmental Quality Act (CEQA) Guidelines. Details regarding these comments are attached to this letter.



Pursuant to Public Resources Code Section 21092.5, please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final EIR. Further, staff is available to work with the lead agency to address these issues and any



other questions that may arise. Please contact Dan Garcia, Air Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.

↑
3

Sincerely,



Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

Attachment

IM:DG

RVC120515-01
Control Number

Siting Criteria and Performance Standards for Sensitive Land Uses

1. The AQMD staff recognizes that the proposed project may provide regional air quality benefits compared to “traditional” development through a mix of land uses that could reduce the overall vehicle miles traveled (VMT) in the region. However, the AQMD staff is concerned that the proposed project could pose significant health risk impacts to future residents from emissions sources that have not been quantified and disclosed in the Draft EIR. Specifically, the lead agency is proposing residential land uses adjacent to the 15 Freeway which is a prominent source of toxic air contaminants (TACs). Recent research has revealed that pollutants found in close proximity to freeways are associated with a variety of adverse health effects, independent of regional air quality impacts¹. These can include reduced lung capacity and growth²; cardiopulmonary disease³; increased incidence of low birth weight, premature birth, and birth defects⁴; and exacerbation of asthma⁵.

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In figure 3.3 of the Draft EIR the lead agency indicates that the specific plan would allow new high density residential units to be placed adjacent to the I-15 Freeway that carries over 150,000 vehicles per day. As a result, the AQMD staff recommends that the lead agency minimize TAC exposure to the project’s sensitive land uses by providing the buffers recommended in the CARB Handbook⁶. Also, if buffer zones are found to be infeasible, AQMD staff recommends that the lead agency quantify the potential severity of this health impact with a health risk assessment prior to approving the project. Should risks exceed AQMD significance thresholds, potential additional measures to consider are included in the Program EIR Appendix G (e.g., AQ-19) for the recently adopted RTP.

5

Greenhouse Gas Emissions Analysis

2. The Draft EIR utilizes draft thresholds presented by AQMD staff to determine potential significance of GHG impacts. The threshold used was chosen from the AQMD proposed tiered system (Tier 4) and is based on an efficiency target of 6.6 MT CO₂e/year per service population (residents + employees) in the year 2020. This draft AQMD threshold is partially based upon SB 375 targets. As such, there are two efficiency targets in the AQMD draft thresholds, one each for 2020 and 2035. The 2035 draft threshold is 4.1 MT CO₂e/year per service population. While the draft AQMD threshold has not been presented to the AQMD Board for approval, AQMD

6

¹ “Special Report 17. Traffic-related air pollution: A critical review of the literature on emissions, exposure, and health effects”. Health Effects Institute, May 2009; 394 p.

² “Effect of exposure to traffic on lung development from 10 to 18 years of age: a cohort study”. Gauderman WJ et al., Lancet, February 2007; 369 (9561): 571-7.

³ “Exposure to traffic and the onset of myocardial infarction”. Peters A et al., The New England Journal of Medicine, 351(17):1721-1730

⁴ Ritz B, et al. 2002 Ambient air pollution and risk of birth defects in Southern California. Am J Epidemiology, 155:17-25

⁵ McConnell R, et al. 2006. Traffic, susceptibility, and childhood asthma. Environ Health Perspectives 114(5):766-72

⁶ California Air Resources Board. April 2005. “Air Quality and Land Use Handbook: A Community Health Perspective.” Accessed at:<http://www.arb.ca.gov/ch/landuse.htm>

staff recommends that the lead agency consider the entire draft threshold, or provide substantial evidence for utilizing only a portion of it.

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Construction Equipment Mitigation Measures

- 3. The lead agency determined that the proposed project will exceed the CEQA regional construction significance thresholds for NOx; therefore, AQMD staff recommends that the lead agency provide the following additional mitigation measures pursuant to CEQA Guidelines Section 15126.4.

Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the lead agency determines that 2010 model year or newer diesel trucks cannot be obtained the lead agency shall use trucks that meet EPA 2007 model year NOx emissions requirements,

Consistent with measures that other lead agencies in the region (including Port of Los Angeles, Port of Long Beach, Metro and City of Los Angeles) have enacted, require all on-site construction equipment to meet EPA Tier 3 or higher emissions standards according to the following:

Project start, to December 31, 2014: All offroad diesel-powered construction equipment greater than 50 hp shall meet Tier 3 offroad emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

7

Post-January 1, 2015: All offroad diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

A copy of each unit’s certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

Encourage construction contractors to apply for AQMD “SOON” funds. Incentives could be provided for those construction contractors who apply for AQMD “SOON” funds. The “SOON” program provides funds to accelerate clean up of off-road diesel vehicles, such as heavy duty construction equipment. More information on this program can be found at the following website: <http://www.aqmd.gov/tao/Implementation/SOONProgram.htm>

For additional measures to reduce off-road construction equipment, refer to the mitigation measure tables located at the following website:

www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html

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7

Operational Mitigation Measures

- 4. Given that the lead agency determined that the proposed project will exceed the CEQA regional operational significance thresholds for NOx, VOC, PM10, PM2.5 and CO the AQMD staff recommends that the lead agency provide the following additional mitigation measures pursuant to CEQA Guidelines Section 15126.4.

Transportation

Require electric car charging stations for non-residential land uses. Also, provide designated areas for parking of zero emission vehicles (ZEVs) for car-sharing programs.

Provide electric car charging infrastructure for multi-family residential land uses. Provide incentives to encourage public transportation and carpooling, such as park and ride lots, or dedicated shuttle service from the development to nearby transit for commuters.

Provide incentives for employees and the public to use public transportation such as discounted transit passes, reduced ticket prices, and/or other incentives.

Implement a rideshare program for employees.

Require the use of 2010 diesel trucks, or alternatively fueled, delivery trucks (e.g., food, retail and vendor supply delivery trucks) upon project build-out.

Provide an alternative fueling station for delivery trucks (e.g., natural gas or electric).

Create local "light vehicle" networks, such as neighborhood electric vehicle (NEV) systems.

Require the use of electric or alternative fueled maintenance vehicles.

8

Other

Provide outlets for electric and propane barbecues in residential areas.

Require use of electric lawn mowers and leaf blowers.

Require use of electric or alternatively fueled sweepers with HEPA filters.

Require use of water-based or low VOC cleaning products.

2.30 RESPONSE TO LETTER N

South Coast Air Quality Management District

Response to Comment N-1. The commentor is encouraging the City to analyze the potential health risks of locating residents and parks in close proximity of significant emissions sources such as the I-15. In a recent CEQA Case *Ballona Wetlands Land Trust v. City of Los Angeles and Ballona Ecosystem Education Project v City of Los Angeles*, No.B231965 (Cal. Ct. App 2d Dist., November 9, 2011) the Court held that “the purpose of an EIR is to identify the environmental effects of the project on the environment and not the significant effects of the environment on the project.” The court reasoned: “[w]e believe that identifying the environmental effects of attracting development and people to an area is consistent with CEQA’s legislative purpose and statutory requirements, but identifying the effects on the project and its users of locating the project in a particular environmental setting is neither consistent with CEQA’s legislative purpose nor required by CEQA statutes.” Based on this case it was determined the I-15 is an existing facility and the analysis of the effects of I-15 on the proposed project is not appropriate; therefore, the EIR does not contain an analysis of health effects of the I-15 on future sensitive receptors. The Draft EIR does contain a Health Risk Assessment of the proposed project on existing and future sensitive receptors (Chapter 4.2 Air Quality).

Response to Comment N-2. As set forth in Table 4.7.F, greenhouse gas emissions from the proposed project are reduced to below the threshold of significance. As can be seen by comparing Tables 4.7.F with Table 4.7.E, the reduction in greenhouse gas emissions from implementation of Mitigation Measures 4.3.6.4A and 4.3.6.4B (first introduced in the Section 4.3, Air Quality) and Mitigation Measures 4.7.6.1A and 4.7.6.1B are in the form of energy, mobile, and water usage emission source reductions. The “with mitigation” greenhouse gas emissions calculations are contained in the appendix to the Climate Change Analysis Report prepared for the proposed project, included in its entirety as Appendix H to the Draft EIR.

Regarding commentor’s suggestion that the lead agency consider additional mitigation for the proposed project’s significant construction and operational air pollution impacts, please refer to Responses to Comments N-7 and N-8 below.

Response to Comment N-3. The Response to the SCAQMD’s comments and the Final EIR will be transmitted to SCAQMD within 10 days prior to the City Council public hearing on the Final EIR and the project in accordance with Public Resources Code Section 21092.5

Response to Comment N-4. Please refer to Response to Comment N-1 above.

Response to Comment N-5. Please refer to Response to Comment N-1.

Response to Comment N-6. The City as lead agency has determined that SCAQMD’s 2020 “draft” threshold of significance of 6.6 MTCO₂E per service population is adequate for the analysis of the project’s impacts associated with greenhouse gas emission. It bears noting that the project was found to be consistent with applicable greenhouse gas reduction plans, policies, and regulations (see Section 4.7.5.1). In addition, the Arantine Hills Specific Plan EIR is a program level EIR. Subsequent projects are subject to project-level environmental analysis, and such analysis will be required to address consistency with the Corona Climate Action Plan approved in May 2012.

According to the *Arantine Hills Specific Plan Climate Change Analysis*, pages 44-45 (Appendix H in the Draft EIR), “The SCAQMD has adopted quantitative GHG emission significance thresholds to assess direct impacts from industrial projects for which the SCAQMD is the lead agency. The SCAQMD and other air quality agencies concur that GHG and climate change should be evaluated

as a potentially significant cumulative rather than project-specific impact. The SCAQMD is also considering adoption of a numeric plan-level efficiency target of 6.6 MTCO₂e per service population.”

As previously discussed, the new CEQA guidelines indicate that a project would result in a significant impact on climate change if a project were to:

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Or*
- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.*

Currently, there is no adopted threshold of significance for determining the cumulative significance of a project's GHG emissions on global climate change. Based on all the above, for the purposes of this analysis, implementation of the proposed project may have a significant adverse impact on GHG emissions if it would result in any of the following:

1. *Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance.*
 - a. *A potentially significant impact would occur if the project exceeds the proposed SCAQMD's threshold of 6.6 MT CO₂e/SP/Yr.*
2. *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.*
 - a. *Fail to show consistency with AB 32's Scoping Plan and related measures.”*

The 2035 threshold was not used because it was assumed that by that time there will be advances in technology that will reduce energy use and alternative fueled vehicles will be universal in use which will all reduce greenhouse gas emissions to a greater extent over 2020 conditions.

Response to Comment N-7. The City concurs in principle with the suggested measures. The following has been added as part of the Final EIR:

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.

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:

- Prior to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horse power (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

4.3.6.1F

The City shall encourage construction contractors to apply for SCAQMD "SOON" funds by advising project applicants and their contractors of this programs availability. Information on this program can be found at the following website: <http://www.aqmd.gov/tao/Implementation/SOONProgram.htm>.

Response to Comment N-8. Feasible mitigation measures, including several identified in the list provided by the commentor, have been already included as mitigation for the project and are identified in the Draft EIR. In addition, the mitigation measures shown as "Incorporated" in the following Table have been added to the Final EIR (Section 3.0 Errata) as suggested by the commentor. It should be noted according to CEQA Guidelines Section 15126.4(a)(2), mitigation measures must be feasible and fully enforceable through permit conditions, agreements, or other legally binding considerations. To be feasible, mitigation must be capable of being accomplished in a successful manner within a reasonable period of time, taking into account the economic, environmental, legal, social, and technological factors. The changes to the Draft EIR do not result in a significant impact and has no material effect on the findings of the EIR. The Table below contains each of the air quality measures suggested for inclusion by the commentor and if it is already included, if will be added mitigation as part of the Final EIR, or if will not be included and why.

Suggested Mitigation Measure	Response
Transportation Mitigation Measures	
1. Require electric car charging station for non-residential land uses. Also provide designated area for parking of zero emissions vehicles (ZEVs) for car sharing programs.	Incorporated. Additional text has been added to Chapter 4.3 Air Quality, Section 4.3.6.4 Long-Term Operational Emissions, (page 4.3-28) as Mitigation Measures 4.3.6.4C and 4.3.6.4D and summarized in the Errata Section 3.0 of the Final EIR to include this specific requirement as suggested.
2. Provide electric car charging infrastructure for multi-family residential land uses.	Incorporated. Additional text has been added to Chapter 4.3 Air Quality, Section 4.3.6.4 Long-Term Operational Emissions, (page 4.3-28) as Mitigation Measure 4.3.6.4E and summarized in the Errata Section 3.0 of the Final EIR to include this specific requirement as suggested.
3. Provide incentives to encourage public transportation and carpooling, such as park and ride lots, or dedicated shuttle service from the development to nearby transit for commuters.	Not Required. The City of Corona has extensive programs that encourage and support public transit that is available to all residents and employees within the City. The programs include the Corona Cruiser, carpooling assistance, shuttle service (Corona Cruiser), Riverside Transit Authority (RTA) and park and ride lots, and A Dial-A Ride program. ¹ Metrolink passengers ride free on Corona Cruiser with proof of a valid Metrolink ticket or

¹ Source: City of Corona website <http://www.discovercorona.com/City-Departments/Public-Works/Public-Services-and-Information/Corona-Cruiser.aspx#metrolink>, accessed July 25, 2012.

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Suggested Mitigation Measure	Response
	pass. The Metrolink station is located in the Corona north of SR-91 off Main Street. Transfers between Corona Cruiser and RTA bus routes at several specified transfer points shown by T1 and T3 on the route map make commuting so much easier. RTA accepts Corona Cruiser Day Pass or 31 Day Pass for one way transfers to RTA Routes 1 and 3. Corona Cruiser accepts RTA Day Pass or 31 Day Pass for one way transfers to the Red and Blue Lines.
4. Provide incentives for employees and the public to use public transportation such as discounted transit passes, reduced ticket prices, and/or other incentives.	Incorporated. Additional text has been added to Chapter 4.3 Air Quality, Section 4.3.6.4 Long-Term Operational Emissions, (page 4.3-28) as Mitigation Measure 4.3.6.4F and summarized in the Errata Section 3.0 of the Final EIR to include this specific requirement as suggested.
5. Implement a rideshare program for employees.	Incorporated. Additional text has been added to Chapter 4.3 Air Quality, Section 4.3.6.4 Long-Term Operational Emissions, (page 4.3-28) as Mitigation Measure 4.3.6.4G and summarized in the Errata Section of the Final EIR to include this specific requirement as suggested.
6. Require the use of 2010 diesel trucks, or alternatively fueled, delivery trucks (e.g., food, retail and vendor supply delivery trucks) upon project build-out.	Infeasible. Although the City agrees with the mitigation in concept, it is not feasible or practical for the City to enforce that businesses require delivery trucks to use alternative fuels or 2010 diesel trucks because 1) the City doesn't have the legal authority to require the use of alternatively fueled vehicles, and 2) the City would use much needed resources to monitor establishments to ensure retail and vendor supply delivery trucks be alternatively fueled.
7. Provide an alternative fueling station for delivery trucks (e.g., natural gas or electric).	Not Required The City maintains an alternative fueling station (CNG) at its corporate yard located between Rincon Street and Railroad Street that is open to the public.
8. Create local "light vehicle" networks, such as neighborhood electric vehicle (NEV) systems.	Infeasible. Although the City agrees with the mitigation in concept, it is not feasible or practical for the City to enforce mitigation measures on a private entity that are more appropriately a citywide or regional transit issue. Most of the trips from and to the project site will be outside the project site and are too long for a "light vehicle" such as a golf cart. The City would not be able to force the private citizen use such a network..
9. Require the use of electric or alternative fueled maintenance vehicles.	Infeasible. Although the City agrees with the mitigation in concept, it is not feasible or practical for the City to enforce that businesses require use of electric or alternative fueled maintenance vehicles. On the practical basis the City would use much need resources to monitor a requirement that maintenance vehicles be alternatively fueled. Until the use of electric and alternative fueled vehicles is universally applied there will be a limited number of vendors such as landscape companies that will be using such vehicles.
Other Mitigation Measures	
1. Provide outlets for electric and propane barbecues in residential areas.	Incorporated. Additional text has been added to Chapter 4.3 Air Quality, Section 4.3.6.4 Long-Term Operational Emissions, (page 4.3-28) as Mitigation Measure 4.3.6.4H and summarized in the Errata Section 3.0 of the Final EIR to include the spirit of the requirement as suggested.
2. Require use of electric lawn mowers and leaf blowers.	Infeasible. Although the City agrees with the mitigation in concept, it is not feasible or practical for the City to enforce use of electric lawn mowers and leaf blowers by homeowners, businesses, or their landscape service

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Suggested Mitigation Measure	Response
	<p>providers. The City would use much needed resources to monitor commercial landscapers and private residences to ensure the use of electric lawn mowers and leaf blowers. In addition, it is questionable that the use of electric lawn mowers and leaf blowers would have a measureable effect on reducing greenhouse gas emissions.</p>
<p>3. Require use of electric or alternatively fueled sweepers with HEPA filters.</p>	<p>Infeasible. Although the City agrees with the mitigation in concept, it is not feasible or practical for the City to require the use of electric or alternatively fueled sweepers with HEPA filters by businesses or their landscape service providers. The City would use much needed resources to monitor businesses or their landscape service providers to ensure the use of electric or alternatively fueled sweepers with HEPA filters. In addition, it is questionable that the use of electric or alternatively fueled sweepers with HEPA filters would have a measureable effect on reducing greenhouse gas emissions.</p>
<p>4. Require use of water-based or low VOC cleaning products.</p>	<p>Infeasible. Although the City agrees with the mitigation in concept it is not practical for the City to use much needed resources to monitor private citizens and businesses to use Low VOC or water based cleaning products</p>



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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June 28, 2012

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Vice Chairperson:
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Committee Members:
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Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Scearce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

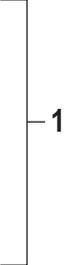
VIA E-MAIL and USPS

Ms. Terri Manuel
Planning Manager
City of Corona Community Development
400 South Vicentia Avenue
Corona, CA 92882

Re: Pechanga Tribe Comments on the Draft Environmental Impact Report for the Arantine Hills Specific Plan (SP09-001); General Plan Amendment (GPA09-005); Agricultural Preserve Cancellation (APC09-002); and Tentative Tract Map 36294

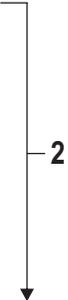
Dear Ms. Manuel:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government in response to the Notice of Availability for the Draft Environmental Impact Report (EIR) for the above named Project. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please continue to notify the Tribe of all public hearings and scheduled approvals concerning this Project. We request that these comments also be incorporated into the record of approval for this Project as well.



THE CITY OF CORONA MUST INCLUDE INVOLVEMENT OF AND CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW PROCESS

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments.



¹See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

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Re: Pechanga Tribe Comments on the DEIR for Arantine Hills
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In this case, it is undisputed that the project lies within the Pechanga Tribe’s traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the City of Corona consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

Consultation efforts with the City of Corona have been ongoing since 2005. In November 2005, the Tribe submitted a comment letter to the City requesting formal consultation and participation in the Project. At that time, we informed the City that this was a sensitive area and the potential for identifying cultural resources during grading activities was high. Subsequently, the Tribe has met with the City multiple times for formal consultation, participated in the field surveys and submitted additional comment letters to assist in preparing appropriate mitigation for the Project. (See letters dated 6-9-06; 9-29-06; 2-25-10; 5-18-10, additional copies of which can be provided upon request). The Tribe has a vested interest in this Project and will continue to consult with the City to ensure the Pechanga resources located on the Project will be adequately protected and preserved.

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PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Luiseño named places, *tóota yixélval* (rock art, pictographs, petroglyphs), Village Complexes and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe’s cultural ties to this area as well as extensive history with both this Project and other projects within the area.

D. L. True, C. W. Meighan, and Harvey Crew³ stated that the California archaeologist is blessed “with the fact that the nineteenth-century Indians of the state were direct descendents of many of the Indians recovered archaeologically, living lives not unlike those of their ancestors.” Similarly, the Tribe knows that their ancestors lived in this land and that the Luiseño peoples still live in their traditional lands. The Tribe’s knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Many anthropologists and historians who have presented boundaries of the Luiseño traditional territory have included the Project area in their descriptions (Drucker 1937; Heiser and Whipple 1957; Kroeber 1925; Smith and Freers 1994), and such territory descriptions correspond with what was communicated to the Pechanga people by our elders. While we agree that anthropological and linguistic theories, as well as historic accounts, are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts and oral traditions.

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³ D. L. True, C. W. Meighan, and Harvey Crew. Archaeological Investigations at Molpa, San Diego County, California. *University of California Press* 1974 Vol. 11, 1-176

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
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The *Pechángayam* (People of Pechanga) knows that the Project area is part of their ancestral territory, as evidenced by the existence of two Luiseño villages, *Túu'uv* and *Paxávxa*, along with extensive ancestral belongings and resources identified immediately adjacent to the proposed Project boundaries; these villages are located within a three (3) mile radius to the Project site. *Paxávxa*, located at present day Glen Ivy, lies at the base of one of the main ancestral trails that traversed the Santa Ana Mountains and connected this region with villages along the coast. This is now known as the Coldwater Trail. Several historic documents indicate this village was inhabited by our ancestors prior to and through the mission era, and into the 1880's. A cold spring called *Hólwuna* is located in what is now called Coldwater Canyon, and near the trail which ascends the mountain. On the first mesa of this trail is a hot spring named *'u'úumay*. There were also an abundance of oak trees, plants and animals that could easily support a large village complex.

Linguistic evidence shows that the term *Túu'uv* refers to an "old village site" and is derived from the word *tuvvaq*, meaning "to get erased or wiped out." The Project is within the sphere of this Village Complex and may be within the actual Village footprint as we know that Luiseño villages often extended for many square miles. Ethnographically, we know that in this area, large stands of tunas (*Opuntia ficus-indica*) grew and were harvested on a regular basis by the Native Americans and European settlers of the area (Harrington 3:119:224). The area where the Project lies is generally considered more ancient and is associated with a larger geographic region/cultural landscape. Further, multiple *tóota yixélval* are located in the myriad of canyons between these two village complexes.

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The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area and, as has been briefly shown above, has extensive knowledge about our ancestors who lived in this area. The Tribe has been named the Most Likely Descendent (Cal. Pub. Res. C. §5097.98) on projects i near the proposed Project and has specific knowledge of cultural resources and sacred places surrounding the Specific Plan area. Furthermore, the Tribe has been the Lead Tribe on monitoring projects in the City and the adjacent unincorporated County lands such as the Retreat, Eagle Glen, and Trilogy communities; the Serrano industrial complex; as well as several smaller developments in this area. Additional affiliation information can be found in our previous comment letters.

The Tribe welcomes the opportunity to meet with the City of Corona to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction if desired.

COMMENTS ON THE DEIR AND PROJECT MITIGATION MEASURES

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians. The Pechanga Band is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural

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resources. The Tribe has reviewed the 2012 DEIR and the 2003 and 2010 archaeological studies. In general, the Tribe agrees with the information presented in these documents. However, we do not agree with the reduced sensitivity for cultural resources on the Project as concluded by the 2012 archaeological study. The Tribe has provided to both the City and archaeological consultant on several occasions ample evidence that the Project area is within the sphere of a Luiseño village. Further, our information is substantiated by the 2003 archaeological study which states that this area was *heavily* utilized by the Luiseño.

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Furthermore, the Tribe does not believe that the mitigation measures as currently drafted are adequate for the avoidance, preservation and protection of cultural resources identified during grading. Below are our proposed revisions (strikeouts are deletions and underlines are insertions):

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.⁴ 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 ~~consult with~~ instruct them with respect to its implementation. The qualified archaeological monitor shall be on site at all times during the initial phases of clearing and rough grading to inspect cuts for archaeological and cultural resources. ~~If such resources are discovered, 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 remains in a timely manner. Any cultural resources discovered must be assessed as required in mitigation measure 4.5.6.1C, below. Recovered archaeological resources, along with copies of pertinent field notes, photographs, and maps, shall be deposited in a ~~scientific institution~~ curatorial facility with archaeological collections and 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.

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4.5.6.1B All grading, excavation, and ground-breaking activities shall be monitored by a qualified tribal monitor. The project applicant shall pay all fees associated with such tribal monitors and shall contact the Native American Tribe at least 30 days before pulling permits from the City. The qualified tribal monitor(s) will have the authority to temporarily stop and redirect grading activities, in conjunction with the archaeological monitor ~~and the City.~~ The tribal monitor shall attend all pre-grading meetings to assist the archaeological monitor with informing the grading and

⁴ It is anticipated that the Pechanga Tribe will be the Native American Tribe due to their prior and extensive participation in the Arantine Hills Specific Plan Project and their coordination with the City and project applicant in determining potentially significant impacts and appropriate mitigation measures.

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excavation contractors of the archaeological resources mitigation program and instructing 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.

4.5.6.1C If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the archaeological monitor, and the Native American Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the archaeological monitor and the Native American Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Planning Commission and/or City Council.

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4.5.6.1D The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. The Pechanga Tribe looks forward to working together with the City of Corona on protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

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Sincerely,

Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

2.32 RESPONSE TO LETTER O

Temecula Band of Luiseño Indians Pechanga Tribe

Response to Comment O-1. The City will continue to notify the Tribe of all public hearings and scheduled approvals concerning the proposed project. All comment letters and responses to the comment letters on the Draft EIR including the Tribe's letter will be provided to the decision-makers for their consideration prior to making their final decision on the proposed project.

Response to Comment O-2. As stated in Response to Comment A-1 on November 3, 2010, the City consulted per federal and State requirements for Government to Government Relationships with Tribal Governments with the Pechanga Tribe. During these consultations, both the Soboba and Pechanga Tribes concluded that while the project site lies outside the limits of their existing reservations, the project area does fall within the bounds of their Tribal Traditional Use Areas, is in close proximity to known sacred sites, and is a shared use area that was used in ongoing trade with the Luiseño and Cahuilla people.

The City acknowledges the Tribes on-going consultation with the City concerning the project and has conducted cultural resources surveys and analyzed the effects of the proposed project on cultural resources in Draft EIR Chapter 4.5 Cultural Resources. Mitigation was proposed where impacts to cultural resources were determined to be potentially significant.

Response to Comment O-3. The City thanks the Tribe for providing additional information relative to the ethnographic history of the project area and the Tribe's role as Most Likely Descendant.

Response to Comment O-4. The 2003 report (*A Phase I Cultural Resources Investigation of 500+/- Acres in the Bedford Canyon Area near the City of Corona of Riverside County*, McKenna and Brunzell, July 2003 [Appendix F-2]), page 15 states "McKenna et al. recommends the project area to be "moderately" sensitive for prehistoric resources." However, the Draft EIR does provide mitigation to ensure there is adequate monitoring by and archaeologist and tribal monitor during grading and construction and that any sensitive resources be dealt with in an appropriate manner.

Response to Comment O-5. The City is in partial agreement with the mitigation measures that have been amended by the Tribe. The City does not agree with the Tribe's suggested Mitigation Measure 4.5.6.1D as 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. Therefore, any cultural artifacts will not be turned over to the Native American Tribes unless there is an agreement to the contrary.

The Final EIR Section 3 Errata and Section 4 Mitigation Monitoring and Reporting Program include the following mitigation:

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 ~~consult with~~ instruct them with respect to its implementation. The qualified archaeological monitor shall be on site at all times during the initial phases of clearing and rough grading to inspect cuts for archaeological and cultural resources. If such resources are discovered, and are in danger of loss and/or destruction, the qualified archaeological monitor shall recover them. In instances where recovery requires an extended salvage time, the qualified

archaeological monitor shall be allowed to temporarily direct, divert or halt grading to allow recovery of resource remains 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 scientific institution with archaeological collections and 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.

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), ~~t~~The qualified tribal monitor(s) will have the authority to temporarily stop and redirect grading activities, in conjunction consensus with the archaeological monitor and the City. The tribal monitor(s) shall attend all pre-grading meetings to assist the archaeological monitor with informing the grading and excavation contractors of the archaeological resources mitigation program and instruction 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.

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), the treatment and the disposition of human remains.

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).

Response to Comment O-6. As stated in Response to Comment O-1, the City will inform the Tribe of all public hearings and scheduled approvals concerning the proposed project and looks forward to working with you on this and future projects.

3.0 EIR ERRATA

Any corrections to the Draft Environmental Impact Report (EIR) text and figures generated either from responses to comments or independently by the City, are stated in this section of the Final EIR. The Draft EIR text and figures have not been modified to reflect these EIR modifications.

These EIR errata are provided to clarify, refine, and provide supplemental information for the Arantine Hills Specific Plan Draft EIR. Changes may be corrections or clarifications to the text and figures of the original Draft EIR. Other changes to the EIR clarify the analysis in the EIR based upon the information and concerns raised by commentors during the public review period. None of the information contained in these EIR modifications constitutes significant new information or changes to the analysis or conclusions of the Draft EIR.

The information included in this EIR erratum that resulted from the public comment process does not constitute substantial new information that requires recirculation of the Draft EIR. The California Environmental Quality Act (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 EIR included in these EIR modifications do not constitute “significant” new information because:

- No new significant environmental impact would result from the project or from a new mitigation measure;
- There is no substantial increase in the severity of an environmental impact that would result unless mitigation measures are adopted that reduce the identified significant impacts to a level of insignificance;

- No feasible project alternative or mitigation measure considerably different from others previously analyzed has been proposed or identified that would clearly lessen the significant environmental impacts of the project; and
- The Draft EIR is not fundamentally or basically inadequate or conclusory in nature such that meaningful public review and comment were precluded.

Therefore, recirculation of the Draft EIR is not required because the new information added to the EIR through these modifications clarifies or amplifies information already provided or makes insignificant modifications to the already adequate Draft EIR.

For simplicity, the EIR modifications contained in the following pages are in the same order as the information appears in the Draft EIR. Changes in text are signified by strikeouts (~~strikeouts~~) where text has been removed and by double underlining (underline) where text has been added. The applicable page numbers from the Draft EIR are also provided where necessary for easy reference.

Draft EIR, Section 1.0 Executive Summary, Table 1.B: - Environmental Summary, pages 1-11 through 1-41

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary in the Draft EIR has been updated to be consistent with changes that have been made as a result of the responses to comments. Changes have been made to the explanation of impacts and mitigation measures for biological resources, cultural resources, hydrology and water quality, and traffic. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
AIR QUALITY		
Impact 4.3.6.1: Construction Equipment Exhaust Emissions		
<p>Construction equipment exhaust emissions during the anticipated peak construction day for the proposed project would exceed SCAQMD daily construction thresholds for NO_x. This is a significant impact requiring mitigation. This is a significant impact.</p>	<p><u>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.</u></p> <p><u>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:</u></p> <ul style="list-style-type: none"> • <u>Prior to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horse power (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</u> • <u>Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized</u> 	<p>Significant and Unavoidable.</p>

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
	<p><u>engine as defined by CARB regulations.</u></p> <ul style="list-style-type: none"> <u>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.</u> <p><u>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/tao/Implementation/SOONProgram.htm.</u></p>	
Impact 4.3.6.2: Localized Construction Equipment Emissions		
Emissions from construction activities would exceed the SCAQMD localized thresholds for PM10. This is a significant impact.	Previously identified Mitigation Measures 4.3.6.1A through 4.3.6.1C E .	Less Than Significant.
Impact 4.3.6.4: Long-Term Operational Emissions		
Long-term operational emissions for the proposed project would exceed SCAQMD daily operational thresholds for CO, VOC, NOX, and PM10, resulting in a significant impact.	<p><u>4.3.6.4C: The developer shall install electric car charging station for non-residential land uses.</u></p> <p><u>4.3.6.4D: The developer shall designated areas for parking of zero emissions vehicles (ZEVs) for car sharing programs in the non-residential land uses.</u></p> <p><u>4.3.6.4E: The developer shall install electric car charging infrastructure for multi-family residential land uses.</u></p> <p><u>4.3.6.4F: The businesses within the commercial and light industrial land uses shall provide incentives for employees and the public to use public transportation such as discounted transit passes, reduced ticket prices, and/or other incentives. These incentive programs shall be provided to the City for review and</u></p>	Significant and Unavoidable.

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
	<p><u>approval prior to issuance of building licenses for those businesses located within the Specific Plan.</u></p> <p><u>4.3.6.4G: The businesses within the commercial and light industrial land uses shall implement a rideshare program for employees.</u></p> <p><u>4.3.6.4H: The developer(s) within the multifamily and single family developments shall provide outside electric outlets and natural gas stub outs.</u></p>	

BIOLOGICAL RESOURCES

4.4.5.3: Jurisdictional Waters, Wetlands, and/or Riparian Areas		
<p>USACE Jurisdiction Subject to Section 401 of the Clean Water Act. Development of the proposed project would necessitate the removal of some of the existing on-site USACE jurisdictional areas. The proposed project would permanently impact approximately 0.33 acre and temporarily impact approximately 1.46 acres of USACE jurisdictional non-wetland waters. No USACE jurisdictional wetlands would be impacted. Impacts to USACE jurisdictional areas would result in a potentially significant.</p> <p>California Department of Fish and Game Jurisdiction, Sec. 1600. Development of the proposed project would necessitate the removal of existing on-site CDFG jurisdictional areas. The proposed project would permanently impact approximately 0.34 acre and temporarily impact approximately 1.46 acres of CDFG jurisdictional areas. Less than 0.01 acre of temporarily impacted areas would be to vegetated riparian habitat. All remaining impacts to CDFG jurisdictional areas would be to unvegetated streambeds. Impacts to</p>	<p>4.4.5.3A Prior to the issuance of grading permits for the affected 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 CDFG have been obtained for impacts to jurisdictional waters in the project site.</p> <p>Compensation to mitigate for the permanent loss of 0.440.34 0.34 acre of USACE and CDFG jurisdictional areas would be mitigated at a minimum 1:1 ratio through participation in a USACE and/or CDFG-approved mitigation bank and/or in lieu fee program, as discussed in Mitigation Measure 4.4.5.3C, or other manner approved by the USACE and CDFG through the permitting process.</p> <p>4.4.5.3B: Prior to the issuance of grading permits for the affected 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. Due to the programmatic nature of this study, it is anticipated that project-specific measures will be identified in a DBESP that will be</p>	<p>Less Than Significant</p>

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
<p>CDFG jurisdictional areas would result in a potentially significant impact. Loss of CDFG jurisdictional streambed and riparian habitat would be a potentially significant impact.</p> <p>MSHCP Riparian/Riverine Areas. The proposed project will result in permanent impacts to 0.34 acre of unvegetated streambed and temporary impacts to 1.46 acres of unvegetated streambed and less than 0.01 acre of vegetated riparian habitat associated with a streambed. Unvegetated streambed and vegetated riparian habitat meet the definition of MSHCP riparian/riverine areas. The riparian/riverine areas within the proposed project site do not provide suitable habitat for any riparian/riverine or vernal pool species identified in Section 6.1.2 of the MSHCP. Impacts to MSHCP Riparian/Riverine areas would result in a potentially significant impact.</p>	<p>prepared for each applicable project within the Arantine Hills Specific Plan area at the time it is submitted to the City for approval.</p> <p>4.4.5.3C Compensation to mitigate for the permanent loss of 0.44<u>0.34</u> acre of USACE and CDFG jurisdictional and MSHCP riparian/riverine resources on site the following shall be implemented:</p> <p>The applicant shall pay a one-time in-lieu fee to a USACE and/or CDFG approved mitigation bank and/or in lieu fee program, such as the Santa Ana Watershed Association (SAWA) In-Lieu Fee Wetland Creation Program or the Riverside County Regional Park and Open Space District Santa Ana River Mitigation Bank (SARMB), for the purchase of no less than 0.82<u>0.68</u> acre (2:1 ratio) of vegetated riparian and/or wetland habitat creation. Participation in the mitigation bank or in-lieu fee program shall ensure that conservation is in perpetuity.</p> <p>4.4.5.3D Following the completion of grading, 1.46<u>1.82</u> acres of USACE and CDFG jurisdictional areas that will be temporarily impacted shall be restored using native vegetation and soils to pre-project conditions following completion of grading.</p>	

CULTURAL RESOURCES

Impact 4.5.6.1: Cultural Resources		
<p>Archaeological surveys conducted within the project limits revealed no archaeological or cultural resources. However, during separate SB18 consultations with the Pechanga and Soboba Tribes, the Tribes requested that Native American monitors be present on-site during all clearing, rough grading, and excavation activities due to the</p>	<p>4.5.6.1A The applicant shall retain a qualified archaeological monitor who shall prepare an Archaeological Resources Mitigation Monitoring Plan <u>in consultation with the Native American Tribe</u>. The qualified archaeological monitor shall attend all <u>pre-grading</u> meetings to inform the grading and excavation contractors of the archaeological resources mitigation program and shall consult with <u>instruct</u> them with respect to its</p>	Less Than Significant

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
<p>potential for such activities to unearth ancient remains and related artifacts from sacred burial sites. In order to ensure that cultural resources are identified during earthmoving activities, a qualified archaeologist shall be retained. While the possibility of finding archaeological resources is remote for the project site, grading on the site would be required. On-site excavation may uncover previously undetected subsurface archaeological resources resulting in a significant impact.</p>	<p>implementation. The qualified archaeological monitor shall be on site at all times during the initial phases of clearing and rough grading to inspect cuts for archaeological <u>and cultural</u> resources. If such resources are discovered, <u>and are in danger of loss and/or destruction</u>, 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 remains in a timely manner. Recovered archaeological resources, along with copies of pertinent field notes, photographs, and maps, shall be deposited in a <u>certified curation facility that meets the standards of the California Office of Historic Preservation scientific institution with archaeological collections</u> and <u>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.</u> A final monitoring report shall be submitted to the City within 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 <u>qualified tribal monitor(s)</u>. The project applicant shall pay all fees associated with such tribal monitors(s) <u>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), t</u>The <u>qualified tribal monitor(s)</u> will have the authority to temporarily stop and redirect grading activities, in conjunction <u>consensus</u> with the archaeological monitor and the City. <u>The tribal monitor(s) shall attend all pre-grading meetings to assist the archaeological monitor with informing the grading and excavation contractors of the archaeological resources mitigation program and instruction 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.</u></p> <p>4.5.6.1C <u>The developer shall enter into a Treatment and</u></p>	

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
	<p><u>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), the treatment and the disposition of human remains.</u></p> <p><u>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).</u></p>	
Impact 4.5.6.2: Paleontological Resources		
<p>Portions of the project site along the south side of Bedford Wash in Planning Areas 17, 18, and 19 (in the Northeast quarter of Section 20, and Southwest quarter of Section 16) <u>and Planning Areas 1, 4, 7, 9, 10, 13, 15</u> are located on sediments of middle to late Pleistocene age. In addition, Riverside County shows these portions of the project area as a High paleontological sensitivity indicating that fossils are likely to be encountered at or below four feet below ground surface. These fossils may be impacted during excavation and construction activities. Therefore, a PRIMP, including excavation monitoring by a qualified paleontologist, is recommended for earthmoving activities in Pleistocene sediments on the project site with potential to contain significant, nonrenewable paleontological resources to reduce the potential significant effect of construction activities on paleontological resources.</p> <p>In addition, City of Corona General Plan Policy 4.3.6</p>	<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 south side of Bedford Wash in Planning Areas 17, 18, and 19 <u>and Planning Areas 1, 4, 7, 9, 10, 13, 15</u>. The monitoring for paleontological resources shall be conducted on a full-time basis during the rough-grading phases of the project, but limited to the rough-grading within the south side of Bedford Wash in Planning Areas 17, 18, and 19 <u>and Planning Areas 1, 4, 7, 9, 10, 13, 15</u>. In the event that paleontological resources are unearthed or discovered during excavation, Mitigation Measure 4.5.6.2C shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional mitigation is required.</p> <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</p>	Less Than Significant

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
<p>and 4.3.7 requires monitoring by a qualified paleontologist when earth-disturbing activities take place in soils or rock units having reasonable paleontological potential.</p>	<p>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>4.5.6.2C: If paleontological resources are unearthed or discovered during excavation of the project site within the south side of Bedford Wash in Planning Areas 17, 18, and 19 <u>and Planning Areas 1, 4, 7, 9, 10, 13, 15</u>, the following recovery processes shall apply.</p> <ul style="list-style-type: none"> • Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques. • All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens. • A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared. • All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository (such as the Western Center for Archaeology & Paleontology, the Riverside Metropolitan Museum, or the San Bernardino County Museum) for permanent curation and storage. 	

HYDROLOGY AND WATER QUALITY

Impact 4.9.6.3: Groundwater		
As identified in the Water Supply Assessment (WSA) prepared for the proposed project, the City	4.9.6.3A: Prior to the issuance of grading permits of any development within the Arantine Hills Specific Plan, the project	<u>Less Than Significant</u> , Significant and Unavoidable.

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
<p>obtains its water from two sources. The primary source is groundwater from the Temescal, Bedford, and Coldwater Sub-basins. The secondary source is water imported by the MWDSC from the Colorado River and the SWP. The (MWDSC) wholesales its water to (WMWD) and then to the City.</p> <p>The City's Groundwater Management Plan (GWMP) developed strategies for more sustainable management and use of groundwater resources to meet increasing future demands with decreasing groundwater levels in the regional groundwater basins. The GWMP proposes that these management strategies be implemented through 2020 to assist in reducing demands for imported water and meeting projected demands. The City shares one or more of the three groundwater sub-basins with the City of Norco, Home Gardens County Water District, LLWD, and EVMWD. LLWD participated in the GWMP and has proposed a groundwater recharge project with recycled water in the Bedford Sub-basin.</p> <p>Based on the WSA prepared for the proposed project, water demand for the proposed Specific Plan uses would total 709 AFY. Although The WSA indicates that there is sufficient water supply to service the Specific Plan area, the WSA anticipated that additional groundwater supplies above existing conditions would be utilized. The region and the City depend on imported water to replenish and supplement groundwater supplies <u>during a major drought</u>. In the event that imported water is not available, the City would rely solely on groundwater supplies to meet existing and future water demands. Further, † The City's 2010 Urban Water Management Plan (UWMP) identifies the need for Corona to comply with the California Water</p>	<p>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; • 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>	

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
<p>Conservation Act of 2009 to reduce potable water demands by 10 percent in 2015 and 20 percent in 2020.</p> <p>The proposed project would utilize water conservation project design features such as low-flush toilets, low-flow faucets, and drought-tolerant landscaping. In addition, the proposed project would use recycled water for landscaping and other outdoor uses. The use of recycled water (approximately 72 AFY) would reduce the total amount of potable water that would be required for the project. Utilizing a worst case scenario in which imported water is not available to the City, t The proposed project's potable water demand of 637 AFY of water may result in <u>a reduction in groundwater supplies during a prolonged drought. However, Mitigation Measures 4.9.6.3A and 4.9.6.3B have been identified to reduce such impact to less than significant.</u></p>		
Impact 4.9.6.4: Drainage Pattern and Capacity-Related Impacts		
<p>Because the development of the Specific Plan area would introduce a greater percentage of impervious surfaces, the post-development flow volumes that would be generated on site would be substantially higher than the pre-development flows without an adequate drainage system. Post-project conditions resulting from this change would include increased runoff volumes and velocity; reduced infiltration; increased flow frequency, duration, and peak; shorter time to reach peak flow; and degradation in water quality. The Specific Plan area currently has a low runoff coefficient, meaning that runoff during storms represents a relatively small portion of the total rainfall. Development of the Specific Plan area with impervious surfaces (such as roadways,</p>	<p>Previously referenced Mitigation Measures 4.9.6.1A through 4.9.6.1C will reduce construction-related water quality impacts. Previously referenced Mitigation Measure 4.9.6.2A will reduce project operations water quality impacts.</p> <p>4.9.6.4A: Prior to the issuance of grading permits of any development within the Arantine Hills Specific Plan, the project proponent shall <u>ensure that drainage facilities and/or improvements necessary for the protection of the project from the 100-year flood are identified and incorporated into the improvement plans that will be reviewed and approved by the City. A floodplain and sediment transport study prepared for Bedford Canyon Wash, along with other required drainage and/or hydraulic studies, shall be submitted to the Riverside County Flood Control and Water Conservation District for review,</u></p>	Less Than Significant

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
<p>parking lots, and buildings) would result in a condition in which nearly all rainfall becomes runoff.</p> <p>The Arantine Hills Specific Plan conceptual drainage includes a system of drainage facilities and detention basins. The Bedford Canyon Wash will be designed as a soft-bottom channel with slope protection on the north sides slopes to protect against scour. Bedford Canyon Wash from Street 'A' to the upstream boundary of the project will be widened in order to reduce the drainage flow velocity within the channel. Below Street 'A,' the wash will be transitioned to match the existing channel width. A multiple-arch culvert bridge or reinforced concrete boxes will be designed for the proposed Street 'E' crossing. A floodplain and sediment transport study was prepared for Bedford Canyon Wash. This study, along with other pertinent studies that may be required, will be submitted to the Riverside County Flood Control and Water Conservation District for review, approval, and consideration of acceptance of the Bedford Canyon Wash improvements associated with the proposed project. Drainage improvements are required to ensure that the proposed project will be protected from the 100-year flood.</p> <p>The WQMP prepared for the proposed project indicates that the Specific Plan area would ultimately drain to a regional basin located in Planning Area 15 and a local basin located in Planning Area 16. The volumes and duration for the post-development conditions exceed the pre-development conditions on site. The proposed project would require the use of a detention/infiltration basin to function for both detention and water quality purposes. As identified in the WQMP prepared for the proposed project, the flows coming from both the regional and local basin</p>	<p>approval, and consideration of acceptance of the Bedford Canyon Wash improvements associated with the proposed development. Acceptance of Bedford Wash improvements by the Flood Control and Water Conservation District requires approval of the associated plans and pertinent drainage studies including the sediment transport study. These drainage improvements are required to ensure the proposed project will be protected from the 100-year flood. prepare a flood plain and sediment transport study for Bedford Canyon Wash. The study will verify that the proposed development will be protected from the 100-year flood. This study will be submitted to the Riverside County Flood and Water Conservation District for review and approval. The project proponent shall provide evidence to the City that the study has been reviewed and approved by the Riverside County Flood and Water Conservation District prior to commencement of grading activities.</p>	

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
<p>into Bedford Canyon Wash would be at a rate such that the post-development conditions do not exceed the pre-development conditions for the rainfall event year per City requirements. In addition, the post development velocities would not exceed the pre developed velocities and would minimize downstream erosion.</p> <p>There are no other existing drainage facilities near or within the Specific Plan area. The master drainage plan prepared for the proposed project proposes a system of drainage channels and underground storm drains and basins to intercept and convey the storm flows generated by the project site and the off-site flows coming from the south. The majority of the proposed underground drainage facilities would be placed under the streets. Open channels are proposed along the south, west, and north sides of the project site. As previously identified, detention basins are proposed at two locations in order to mitigate increases in stormwater runoff resulting from the development of the various planning areas.</p> <p>While the implementation of the Specific Plan would contribute to a greater volume and higher velocities of stormwater flow, the master drainage system would accept and accommodate runoff that would result from project construction at or better than historic, or pre-development, conditions. Therefore, the post-development flows generated within the Specific Plan area would not exceed the capacity of the planned stormwater drainage systems. Mitigation Measure 4.9.6.4 has been created to ensure the potential drainage impacts would be reduced to a less than significant level.</p> <p>Cumulatively, development within the watershed</p>	<p>Previous Mitigation Measures 4.9.6.1A through 4.9.6.1C,</p>	

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
<p>would result in an increase in impervious surfaces in addition to changes in land use and associated pollutant runoff characteristics. Increased impervious surfaces are likely to alter existing hydrology and increase potential pollutant loads. However, all development and future development in the City and throughout the Santa Ana RWQCB must obtain coverage under the NPDES permit program. Although continued growth is anticipated to occur in the City and surrounding areas, new development and significant redevelopment would have to minimize their individual impacts to water quality and pollutant transport through implementation of BMPs. Because these requirements would be imposed on all other developments, it is anticipated that each development would be required to mitigate its own specific impact on water quality and drainage. Therefore, if all other developments are required to mitigate for impacts to water quality, a less than significant cumulative impact to water quality would occur.</p> <p>While cumulative development in the City and region would reduce the amount of permeable surfaces, groundwater recharge policies and practices implemented by the City and other local agencies would ensure groundwater supplies are maintained at appropriate levels. Other regulatory mechanisms such as the water management plan conservation policies (such as education and outreach to residents and business owners) further ensure that cumulative impacts to groundwater levels are maintained at the appropriate levels. However, the region and the City depend to a certain extent on imported water supplies to replenish and supplement groundwater supplies <u>during major</u></p>	<p>4.9.6.2A, 4.9.6.3A and 4.9.6.3B, and 4.9.6.4A.</p>	

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
<p><u>drought conditions</u>. In the event that supplemental water supplies are not available, the region and the City would rely solely on groundwater supplies.</p> <p>Cumulatively, water demands in the region and the City are expected to increase due to the development of future projects. Without a confirmed source of supplemental water, the use of groundwater supplies would increase cumulatively. The increased use of groundwater supplies would potentially lead to a degradation of water quality due to a reduced amount of water in the groundwater basins. <u>However, water supplies are forecast to meet future demand based on the City's management of supply and demand in accordance with the water and groundwater management strategies documented in the 2010 UWMP and 2008 GWMP. Therefore, Mitigation Measures are proposed to ensure</u> the proposed project, <u>has mitigated for its impacts on groundwater supplies and water quality to less than significant. Therefore,</u> in conjunction with other reasonable and foreseeable projects, <u>the proposed project</u> would have a less than significant and unavoidable cumulative impact on water quality and use of groundwater supplies.</p>		
TRANSPORTATION AND TRAFFIC		
Impact 4.16.6.1: Existing Baseline Intersection LOS		
<p>Under existing baseline, up to five study area intersections will not meet the relevant jurisdiction's minimum LOS standard under existing roadway geometrics. This is a significant impact.</p>	<p>4.16.6.1A: <u>Prior to issuance of a Certificate of Occupancy for the first dwelling unit and/or commercial, office or industrial building within the Specific Plan area, the project proponent shall construct or guarantee the construction of the improvements identified below as mitigation measures for existing plus project conditions. Additionally, the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15)</u></p>	<p>Less Than Significant</p>

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
	<p><u>must be in place to serve the existing plus project daily volumes.</u> The following modifications to intersection configurations for existing baseline plus project are recommended to improve levels of service in accordance with City requirements:</p> <ul style="list-style-type: none"> • Masters Drive/California Drive: Install a traffic signal. • Masters Drive/ Eagle Glen Parkway: Install a traffic signal. • Bedford Canyon Road/Eagle Glen Parkway: Add a northbound left-turn lane, a northbound through lane, two northbound right turn lanes with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, an eastbound through lane, and two westbound left-turn lanes. • I-15 Southbound Ramps/Cajalco Road: Add a second southbound left-turn lane, a second southbound right-turn lane, <u>reconstruct the a second eastbound approach to provide two left-turn lanes, a second eastbound and two through lanes, and reconstruct the a westbound approach to provide one through lane and one right-turn lane.</u> • I-15 Northbound Ramps/Cajalco Road: Add a second eastbound left-turn lane. 	
Impact 4.16.6.2: Opening Year (2014) Intersection LOS		
<p>Under opening year 2014, up to three study area intersections and three project intersections will not meet the relevant jurisdiction's minimum LOS standard under existing roadway geometrics. This is a significant impact.</p>	<p>4.16.6.2A: Prior to issuance of a Certificate of Occupancy for the first dwelling unit and/or commercial, office or industrial building within the Specific Plan area, the project proponent shall construct or guarantee the construction of those improvements identified above <u>below</u> as mitigation measures for year 2014 plus project conditions. In addition, the project proponent shall participate in the City of Corona Development Impact Fee Program and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program. Additionally, the</p>	Less Than Significant

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
	<p>Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) must be in place to serve the existing plus project daily volumes.</p> <ul style="list-style-type: none"> • <u>Bedford Canyon Road/Eagle Glen Parkway: Add a northbound left-turn lane, a northbound through lane, a northbound right-turn lane with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, and a westbound left-turn lane.</u> • <u>I-15 Southbound Ramps/Cajalco Road: Reconstruct the eastbound approach to provide two left-turn lanes and one through lane.</u> • <u>Street C/Eagle Glen Parkway: Install a traffic signal, add a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane.</u> • <u>Street C/Street B: Add a westbound stop sign, a northbound all-way lane, a southbound all-way lane, and a westbound all-way lane.</u> • <u>Street A/Driveway 1: Add an eastbound stop sign, a northbound all-way lane, a southbound all-way lane, and an eastbound all-way lane.</u> 	
Impact 4.16.6.3: Future Year (2019) Intersection LOS		
Under future year 2019, up to five study area intersections will not meet the relevant jurisdiction's minimum LOS standard under existing roadway geometrics. This is a significant impact.	4.16.6.3A: Prior to the issuance of a Certificate of Occupancy for a project developed in Phases 3 and 4 within the Specific Plan area, the project proponent shall construct or guarantee the construction of those improvements identified above <u>below</u> as mitigation measures for year 2019 plus project conditions. In addition, the project proponent shall participate in the City of Corona Development Impact Fee Program and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program. Additionally, the Cajalco Road/I-15	Less Than Significant

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
	<p>Interchange project (which includes a new 6-lane bridge over Interstate 15) must be in place prior to issuance of any Certificates of Occupancy for a project developed in Phase 2 in order to serve the existing plus project daily volumes.</p> <ul style="list-style-type: none"> • <u>Masters Drive/Eagle Glen Parkway: Install a traffic signal.</u> • <u>Bedford Canyon Road/Eagle Glen Parkway: Add a northbound left-turn lane, a northbound through lane, two northbound right-turn lanes with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, a third eastbound through lane, and two westbound left-turn lanes.</u> • <u>I-15 Southbound Ramps/Cajalco Road: Add a second southbound left-turn lane, a second southbound right-turn lane, reconstruct the eastbound approach to provide two left-turn lanes and two eastbound through lanes, and reconstruct the westbound approach to provide one through lane and one shared through/right-turn lane.</u> • <u>I-15 Northbound Ramps/Cajalco Road: Add a second northbound left-turn lane and a second eastbound left-turn lane.</u> • <u>Street C/Eagle Glen Parkway: Add traffic signal, a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane.</u> • <u>Street C/Street B: Add an eastbound stop sign and an all-way lane at all approaches.</u> • <u>Street A/Driveway 1: Install a traffic signal, a northbound left-turn lane, a northbound through right lane, a southbound left-turn lane, a southbound through/right-turn lane, an eastbound left-turn lane, an eastbound through/right-turn lane, a westbound left-turn lane, a westbound through lane, and a westbound right-</u> 	

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
	<p style="text-align: center;"><u>turn lane with westbound right-turn overlap phasing.</u></p> <ul style="list-style-type: none"> • <u>Street A/Street B: Install a traffic signal, a northbound left-turn lane, a northbound through lane, a southbound left-turn lane, a southbound through lane, an eastbound left-turn lane, an eastbound through lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane.</u> 	
Impact 4.16.6.4: Build Out Year (2035) Intersection Traffic and Level of Service (LOS) Standard		
<p>Under build out year 2035, up to eight study area intersections will not meet the relevant jurisdiction's minimum LOS standard under existing roadway geometrics. This is a significant impact.</p>	<p>4.16.6.4A: The project proponent shall construct or guarantee the construction of those improvements identified above <u>below</u> as mitigation measures for year 2035 plus project conditions. In addition, the project proponent shall construct a new I-15 southbound slip on-ramp for the Cajalco Road/I-15 Interchange.</p> <ul style="list-style-type: none"> • <u>Masters Drive/Bennett Avenue: Install a traffic signal.</u> • <u>Masters Drive/Eagle Glen Parkway: Install a traffic signal.</u> • <u>Bedford Canyon Road/Eagle Glen Parkway: Add a northbound left-turn lane, a northbound through lane, two northbound right-turn lanes with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, a third eastbound through lane, and two westbound left-turn lanes.</u> • <u>I-15 Ramps/El Cerrito Road: Add a second southbound right-turn lane and an eastbound right-turn lane.</u> • <u>I-15 Southbound Ramps/Cajalco Road: Add a second southbound left-turn lane, a second southbound right turn lane, reconstruct the eastbound approach to provide three through lanes and a right-turn lane, and reconstruct the westbound approach to provide two through lanes and a right-turn lane.</u> 	<p>Less Than Significant</p>

Table 1.B: Arantine Hills Specific Plan Environmental Impact Summary

Thresholds of Significance	Significance Impact & Mitigation Measures	Level of Significance after Mitigation
	<ul style="list-style-type: none"> • <u>I-15 Northbound Ramps/Cajalco Road: Add a second northbound left-turn lane, reconstruct the eastbound approach to provide three through lanes and a right-turn lane, and reconstruct westbound approach to provide three through lanes and a right turn lanes.</u> • <u>Temescal Canyon Road/Cajalco Road: Add a second northbound through lane, a second southbound left-turn lane, a second eastbound through lane, and a westbound right-turn lane with westbound right-turn overlap phasing.</u> • <u>Street C/Eagle Glen Parkway: Add traffic signal, a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane.</u> • <u>Street C/Street B: Add an eastbound stop sign and an all-way lane at all approaches.</u> • <u>Street A/Driveway 1: Install a traffic signal, a northbound left-turn lane, a northbound through/right-turn lane, a southbound left-turn lane, a southbound through/right-turn lane, an eastbound left-turn lane, an eastbound through/right-turn lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane with westbound right-turn overlap phasing.</u> • <u>Street A/Street B: Install a traffic signal, a northbound left-turn lane, a northbound through/right-turn lane, a southbound left-turn lane, a southbound through/right-turn lane, an eastbound left-turn lane, an eastbound through/right-turn lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane.</u> 	

Draft EIR, Chapter 3 Project Description, Section 3.3.6 Water and Sewer Infrastructure, page 3-18.

The Draft EIR left out the reference to Figure 3.7 which has been added. In addition, the numbering to the Figures in Chapter 3.0 has changed due to an error in the Draft EIR. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR.

Phase 1. As illustrated in Figure 3.6 and Figure 3.7, construction of a 16-inch water line from Eagle Glen Parkway will extend in Street "A" into the Phase 1 area, through Streets "B" and "C" back to Eagle Glen Parkway. A 12-inch reclaimed water line will connect to the existing reclaimed water line in Eagle Glen at Bedford Canyon Road. This reclaimed water line will then be extended within Street "A" and Street "B" to the southern boundary of Phase 1 as shown in Figure 3.78.

A 15-inch sewer line will be constructed in Cajalco Road in order to serve Phase 1 development. This 15-inch line will connect to a new 18-inch line replacing the existing 12-inch sewer line that currently connects to Wastewater Treatment Plant #3 (Figure 3.89). The 15-inch sewer line will extend westerly under I-15 at the Bedford Canyon Wash to Street "A." A 12-inch sewer line will be installed in Street "B" westerly within Phase 1, ultimately reducing to an 8-inch line at Street "C." Wastewater Treatment Plant #3 may need to be expanded to a capacity sufficient to accommodate the project prior to the issuance of building permits for Phase 3. Expansion of wastewater treatment facilities is discussed in Section 4.17 (Utilities and Service Systems) of this EIR.

Draft EIR, Chapter 3 Project Description, Section 3.3.7 Drainage Infrastructure, page 3-29.

The numbering to the Figures in Chapter 3.0 has changed due to an error in the Draft EIR. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR.

The Specific Plan preferred drainage and flood control system consists of several components that would function as an integrated system, as illustrated in Figure 3.910.

Draft EIR, Chapter 3 Project Description, Section 3.3.8 Circulation System, Figure 3.12 Roadway and Traffic Signal Phasing, page 3-39.

The numbering to the Figures in Chapter 3.0 has changed due to an error in the Draft EIR. This change to the Draft EIR does not result in a significant impact and has no material effect on the findings of the Draft EIR.

3.3.8 Circulation System

The Specific Plan delineates the major roadways needed to implement the City's General Plan Circulation Element. Specifically, the circulation plan would link interior roadways with existing arterials, including Eagle Glen Parkway, Bedford Canyon Road, and Cajalco Road. Figure ~~3.10~~ 3.11 illustrates the proposed Specific Plan circulation system and Figure ~~3.14~~ 3.12 provides the phasing of the traffic improvements. The following discussion provides a summary of the road system proposed under the Specific Plan. Traffic improvements are discussed in detail in Chapter 4.16.

Draft EIR, Chapter 3 Project Description, Figure 3.12 Roadway and Traffic Signal Phasing page 3-39.

Figure 3.12 in Chapter 3.0 was omitted in error in the Draft EIR and is being provided in the Final EIR. This change to the Draft EIR does not result in a significant impact and has no material effect on the findings of the Draft EIR.

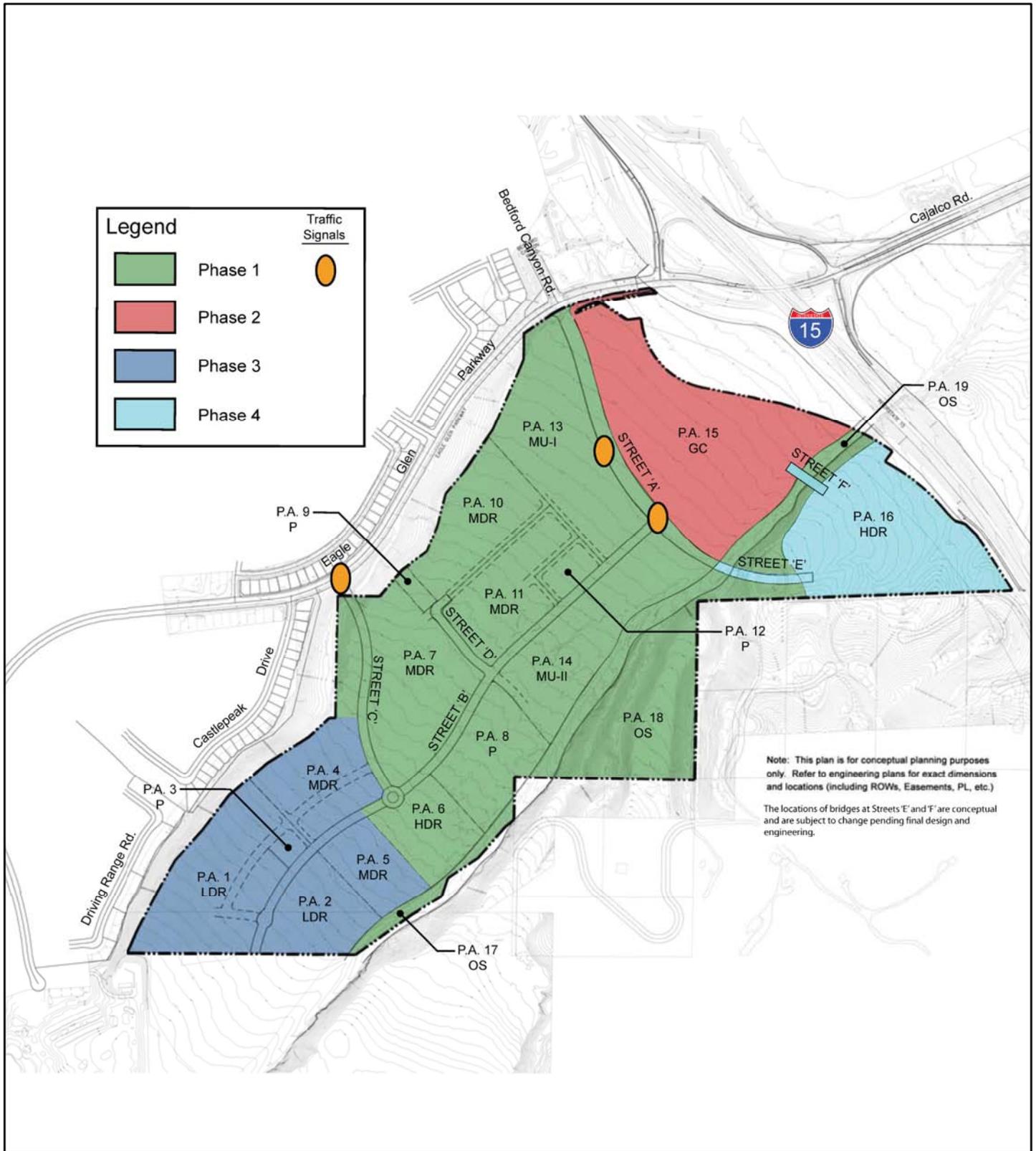
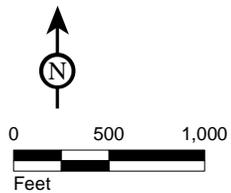


FIGURE 3.12

LSA



SOURCE: Arantine Hills Specific Plan, 2011.

I:\CCR0901\Reports\EIR\fig3-12_Road_TrafSig_Phase.mxd (04/03/12)

Draft EIR, Chapter 3 Project Description, Section 3.3.4 Specific Plan Components, pages 3-16 and 3-17

The Draft EIR has been amended to correct an error in the park acreage, and to the clarify if PA 16 is developed with age-qualified high density dwelling units, then the project-wide dwelling unit count would be 1,806 dwelling units. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

The proposed project is a 276-acre master planned community that would support up to 1,806 residential units with densities ranging from 3 units per acre to 35 units per acre, 745,300 square feet of commercial, office, business park, and light industrial space, ~~45.0~~15.2 acres of parks, 36.9 acres of open space, and 16.5 acres of master planned roadways.

Planning Area 16 may build out with either market-rate housing for families, or as an age-qualified community to help provide housing options for the region’s growing population of seniors. It will be determined by the project master developer as to whether Planning Area 16 develops with high density residential housing or senior housing. ~~For the purposes of this EIR, it has been assumed that Planning Area 16 will be developed with market-rate apartments. PA 16 may build out with either 475 conventional high density residential dwelling units or 660 age-qualified high density dwelling units. If PA 16 is developed with 475 dwelling units, then the proposed Project would result in 1,621 dwelling units. If PA 16 is developed with age-qualified high density dwelling units, then the project-wide dwelling unit count would be 1,806 dwelling units.~~

Parks (Planning Areas 3, 8, 9, and 12). The Parks District would allow for the development of both active and passive park uses. The project includes four parks totaling ~~45.0~~15.2 acres, including one 11-acre active neighborhood park, one 2.1-acre special use park (i.e., town square), and two ~~4-acre~~ mini parks (1.1 and 1.0 acres).

Draft EIR, Chapter 4.2 Agriculture and Forest Resources, 4.2.1.1 Agricultural Resources, page 4.2-2.

The Draft EIR has been amended to correct an error in the total Specific Plan acreage. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

Table 4.2.B: Farmland Mapping and Monitoring Program Designations

Acres	On-site Designation(s)
54.14	Prime Farmland
118.34	Unique
47.07	Farmland of Local Importance
54.35	Other Land
Total: 273.88 <u>276</u>	

Source: Farmland Mapping and Monitoring Program, Riverside County 2004–2006.

Draft EIR, Chapter 4.3 Section 4.3.6.1 Construction Equipment Exhaust Emissions, page 4.3-22

The Draft EIR has been amended to include new mitigation measures as recommended by the South Coast Air Quality Management District in their response letter to the Draft EIR. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

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.

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:

- Prior to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horse power (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

4.3.6.1F The City shall encourage construction contractors to apply for SCAQMD "SOON" funds by advising project applicants and their contractors of this programs availability. Information on this program can be found at the following website: <http://www.aqmd.gov/tao/Implementation/SOONProgram.htm>.

Draft EIR, Chapter 4.3 Section 4.3.6.2 Localized Construction Emissions, page 4.3-24

The Draft EIR text has been amended because of a typographical error. *This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR.*

As summarized in Table 4.3.L, PM₁₀ emissions are reduced to below SCAQMD LST thresholds with implementation of mitigation. Adherence to **Mitigation Measures 4.3.6.1A** through ~~4.3.6.24~~ **4.3.6.1F**

would reduce short-term localized construction emissions of PM₁₀ and PM_{2.5} to a less than significant level.

Draft EIR, Chapter 4.3 Section 4.3.6.4 Long-Term Operational Emissions, page 4.3-28

The Draft EIR has been amended to include new mitigation measures as recommended by the South Coast Air Quality Management District in their response letter to the Draft EIR. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

4.3.6.4C: The developer shall install electric car charging station for non-residential land uses.

4.3.6.4D: The developer shall designated areas for parking of zero emissions vehicles (ZEVs) for car sharing programs in the non-residential land uses.

4.3.6.4E: The developer shall provide electric car charging infrastructure for multi-family residential, commercial and light industrial land uses.

4.3.6.4F: The businesses within the commercial and light industrial land uses shall provide incentives for employees and the public to use public transportation such as discounted transit passes, reduced ticket prices, and/or other incentives. These incentive programs shall be provided to the City for review and approval prior to issuance of building licenses for those businesses located within the Specific Plan.

4.3.6.4G: The businesses within the commercial and light industrial land uses shall Implement a rideshare program for employees.

4.3.6.4H: The developer(s) within the multifamily and single family developments shall provide outside electric outlets and natural gas stub outs.

Draft EIR, Chapter 4.4 Biological Resources, page 4.4-1

The date was added to the study indicated below in addition the study was inadvertently left out Appendix E-1 in the Draft EIR. The study is provided in the Appendix to the Final EIR. This change to the Draft EIR does not result in a significant impact and has no material effect on the findings of the Draft EIR.

- *Biological and Streambed/Jurisdictional Update; 276-Acre Project Footprint, Arantine Hills Specific Plan Project, City of Corona, Riverside County, California, May 2012. (Appendix A of the Final EIR:-*

Draft EIR, Chapter 4.4 Biological Resources, Section 4.4.4.1 Sensitive Natural Communities, Table 4.4.C, pages 4.4-9 and 4.4-10.

The name of Table 4.4.C has been changed to reflect that there are permanent open space areas not conservation areas in the Specific Plan. In addition, the acres for the unvegetated area of streambed within Bedford Canyon Wash have been changed to reflect the information included in the jurisdictional delineation technical study. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR.

Table 4.4.C: Vegetation Types with Proposed Impacts and ~~Conservation~~ Permanent Open Space Areas

The proposed project site does not contain any special-status vegetation types as identified by the CNDDDB; however, the proposed project would result in permanent impacts to approximately 29.96 acres of native vegetation types including disturbed Riversidean sage scrub, Riversidean sage scrub, Riversidean sage scrub/chaparral, unvegetated streambed, and willow trees. An additional ~~1.46~~ 1.82 acres of unvegetated streambed within Bedford Canyon Wash will be temporarily impacted and restored after construction. Impacts to unvegetated streambed are discussed in Section 4.4.5.3, below.

Draft EIR, Chapter 4.4 Biological Resources, Section 4.4.5.3 Jurisdictional Waters, and/or Riparian Areas, pages 4-22 through 4-24.

The acres for the unvegetated area of streambed within Bedford Canyon Wash, the project's permanent and temporary impacts to unvegetated streambed, and Mitigation Measures 4.4.5.3A, 4.4.5.3C, and 4.4.5.3D have been changed to reflect the information included in the jurisdictional delineation technical study. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

The development of the proposed project would necessitate the removal of some of the existing on-site USACE jurisdictional areas. The proposed project would permanently impact approximately 0.33 acre and temporarily impact approximately ~~1.46~~ 1.82 acres of USACE jurisdictional non-wetland waters. No USACE jurisdictional wetlands would be impacted.

Table 4.4.G: Acreages of Proposed Impacts to USACE and CDFG Jurisdictional Areas

Drainage Feature	Acres of Potential USACE Jurisdiction	Acres of Potential CDFG Jurisdiction		
	Non-Wetland Waters	Unvegetated Streambed	Riparian Habitat	Total CDFG Jurisdiction
Permanent Impacts				
Bedford Wash	0.13	0.13	0.00	0.13
Tributary A	0.00	0.00	0.00	0.00
Tributary B	0.00	0.00	0.00	0.00
Tributary C	0.03	0.03	0.00	0.03
Ditch A	0.17	0.17	0.01	0.18
Total Permanent Impacts	0.33	0.33	0.01	0.34
Temporary Impacts				
Bedford Wash	1.46 <u>1.82</u>	1.46 <u>1.82</u>	<0.01	1.46 <u>1.82</u>
Total Temporary Impacts	1.46 <u>1.82</u>	1.46 <u>1.82</u>	<0.01	1.46 <u>1.82</u>

Impacts to USACE jurisdictional areas would result in a potentially significant impact requiring mitigation. Measures to address impacts to potential USACE jurisdictional areas are included as **Mitigation Measure 4.4.5.1A and 4.4.5.1B, 4.4.5.3A through 4.4.5.3D**, below.

California Department of Fish and Game Jurisdiction, Sec. 1600. Development of the proposed project would necessitate the removal of some of the existing on-site CDFG jurisdictional areas. The proposed project would permanently impact approximately 0.34 acre and temporarily impact approximately ~~4.46~~1.82 acres of CDFG jurisdictional areas. Less than 0.01 acre of temporarily impacted areas would be to vegetated riparian habitat. All remaining impacts to CDFG jurisdictional areas would be to unvegetated streambeds.

Impacts to CDFG jurisdictional areas would result in a potentially significant impact requiring mitigation. Loss of CDFG jurisdictional streambed and riparian habitat would be a potentially significant impact requiring mitigation. Measures to address proposed impacts to potential CDFG jurisdictional areas are included as **Mitigation Measures 4.4.5.3A, 4.4.5.3B, and 4.4.5.3C**, below.

MSHCP Riparian/Riverine Areas. The MSHCP defines Riparian/Riverine areas as natural "...lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year." The MSHCP further asserts "...areas demonstrating characteristics as described above which are artificially created are not included" in the above-referenced definitions. The proposed project will result in permanent impacts to ~~0.44~~ 0.34 acre of unvegetated streambed and temporary impacts to ~~4.46~~1.82 acres of unvegetated streambed and less than 0.01 acre of vegetated riparian habitat associated with a streambed. Unvegetated streambed and vegetated riparian habitat meet the definition of MSHCP riparian/riverine areas. The riparian/riverine areas within the proposed project site do not provide suitable habitat for any riparian/riverine or vernal pool species identified in Section 6.1.2 of the MSHCP. Therefore, impacts to MSHCP Riparian/Riverine species are considered to be less than significant and no mitigation is required.

Impacts to MSHCP Riparian/Riverine areas would result in a potentially significant impact requiring mitigation. Measures to address proposed impacts to areas identified as riparian/riverine under Section 6.1.2 of the MSHCP are included as **Mitigation Measures 4.4.5.23A through and 4.4.5.3D** below.

Unvegetated riverine resources within the project site provide hydrologic functions within the overall watershed as they convey water from upland areas into Bedford Wash and downstream to Temescal Creek. With implementation of the Arantine Hills Specific Plan drainage plan, the proposed project will maintain hydrologic flows across the project site into receiving waters including Bedford Wash and Temescal Creek. The drainage plan will be designed to match pre-project hydrology and flow rates.

Mitigation Measures. The following mitigation measures have been identified to reduce the significance of potential impacts to jurisdictional waters and riparian/riverine areas:

4.4.5.3A Prior to the issuance of grading permits for the affected 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 CDFG have been obtained for impacts to jurisdictional waters in the project site.

Compensation to mitigate for the permanent loss of ~~0.44~~0.34 acre of USACE and CDFG jurisdictional areas would be mitigated at a minimum 1:1 ratio through participation in a USACE and/or CDFG-approved mitigation bank and/or in lieu fee program, as discussed in Mitigation Measure 4.4.5.3C, or other manner approved by the USACE and CDFG through the permitting process.

4.4.5.3B Prior to the issuance of grading permits for the affected 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. Due to the programmatic nature of this study, it is anticipated that project-specific measures will be identified in a DBESP that will be prepared for each applicable project within the Arantine Hills Specific Plan area at the time it is submitted to the City for approval.

- 4.4.5.3C** Compensation to mitigate for the permanent loss of ~~0.440~~0.34 acre of USACE and CDFG jurisdictional and MSHCP riparian/riverine resources on site the following shall be implemented:

The applicant shall pay a one-time in-lieu fee to a USACE and/or CDFG approved mitigation bank and/or in lieu fee program, such as the Santa Ana Watershed Association (SAWA) In-Lieu Fee Wetland Creation Program or the Riverside County Regional Park and Open Space District Santa Ana River Mitigation Bank (SARMB), for the purchase of no less than ~~0.82~~0.68 acre (2:1 ratio) of vegetated riparian and/or wetland habitat creation. Participation in the mitigation bank or in-lieu fee program shall ensure that conservation is in perpetuity.

- 4.4.5.3D** Following the completion of grading, ~~1.46~~1.82 acres of USACE and CDFG jurisdictional areas that will be temporarily impacted shall be restored using native vegetation and soils to pre-project conditions following completion of grading.

Draft EIR, Chapter 4.5, Cultural Resources, Section 4.5.6.1 Cultural Resources, page 4.5-9.

The Draft EIR has been amended to include revised and a new mitigation measure as recommended by the Pechanga in their response letter to the Draft EIR. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

- 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 ~~consult with~~ instruct them with respect to its implementation. The qualified archaeological monitor shall be on site at all times during the initial phases of clearing and rough grading to inspect cuts for archaeological and cultural resources. If such resources are discovered, and are in danger of loss and/or destruction, the qualified archaeological monitor shall recover them. In instances where recovery requires an extended salvage time, the qualified archaeological monitor shall be allowed to temporarily direct, divert or halt grading to allow recovery of resource remains 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 ~~scientific institution with archaeological collections and~~ 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.

- 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 ~~conjunction~~ consensus with the archaeological monitor ~~and the City~~. The tribal monitor(s) shall attend all pre-grading meetings to assist the archaeological monitor with informing the grading and excavation contractors of the archaeological resources mitigation program and instruction 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.

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), the treatment and the disposition of human remains.

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).

Draft EIR, Chapter 4.5, Section 4.5.6.2 Paleontological Resources, page 4.5-10.

The Draft EIR has been amended to include changes to Mitigation Measures 4.5.6.2A and 4.5.6.2C to clarify the Planning Areas that will require a PRIMP and treatment of paleontological resources if discovered. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

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 south side of Bedford Wash in Planning Areas 17, 18, and 19 and Planning Areas 1, 4, 7, 9, 10, 13, 15. The monitoring for paleontological resources shall be conducted on a full-time basis during the rough-grading phases of the project, but limited to the rough-grading within the south side of Bedford Wash in Planning Areas 17, 18, and 19 and Planning Areas 1, 4, 7, 9, 10, 13, 15. In the event that paleontological resources are unearthed or discovered during excavation, Mitigation Measure 4.5.6.2C shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional mitigation is required.

4.5.6.2C If paleontological resources are unearthed or discovered during excavation of the project site within the south side of Bedford Wash in Planning Areas 17, 18, and 19 and Planning Areas 1, 4, 7, 9, 10, 13, 15, the following recovery processes shall apply.

- Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.
- All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.
- A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.

- All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository (such as the Western Center for Archaeology & Paleontology, the Riverside Metropolitan Museum, or the San Bernardino County Museum) for permanent curation and storage.

Draft EIR, Chapter 4.7 Greenhouse Gas Emissions and Climate Change, Section 4.7.6.1 Greenhouse Gas Emissions, pages 4.7-23 through 4.7-25.

The following changes have been made to the text of the Draft EIR to clarify that Table 4.7.E includes the air pollution reductions for operational and mobile source emissions referenced in Mitigation Measures 4.3.6.4A and 4.3.6.4B. Changes were also made to the Sustainable Design Strategies to delete those strategies that do not relate to reducing greenhouse gas emissions. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

It is important to note that Sections 5 and 7.5 of the Specific Plan includes the following programs and strategies that will result in physical design features that will act to reduce operational-source greenhouse gas emissions. These programs and strategies are consistent with previously referenced **Mitigation Measures 4.3.6.4A and 4.3.6.4B** which have been assumed in the operational and mobile source air pollutant reductions in Table 4.7.F.

Programmed Circulation Plans. At a program level, the Specific Plan includes Pedestrian Circulation (see Specific Plan Section 5.1.4 and Exhibit 5.6) and Bicycle Circulation (see Specific Plan Section 5.1.5 and Exhibit 5.7) Plans intended to provide for alternative modes of travel by providing other transportation options. These alternatives modes of travel will reduce vehicle related air pollutant emissions resulting in a healthier environment.

Sustainable Design Strategies. At a strategic level, the Specific Plan also includes Sustainable Design Strategies (see Specific Plan Section 7.5) addressing site planning, energy efficiency, materials efficiency, water efficiency, occupant health and safety, and landscape design. These strategies will reduce operational source air pollutant emissions and include the following:

Site Planning

- A. Provide physical linkages between land uses that promote walking and bicycling, and provide alternatives to automobile use.
- B. Encourage compact development that concentrates residential areas close to other land uses such as parks, retail and employment centers.
- ~~C. Include a range of housing types and/or densities within Arantine Hills.~~
- D. Create an interconnected street network within the Specific Plan area that facilitates movement of vehicles, cyclists and pedestrians.
- E. Incorporate “green” practices in developing buildings and infrastructure.
- F. Encourage design of landscape areas that capture and direct stormwater runoff, particularly in open space, parks and trails.
- H. Minimize the amount of paved areas for roads, parking and patios, particularly in residential areas where feasible, or consider using porous or permeable pavement.

Materials Efficiency

A. Select sustainable construction materials and products by evaluating characteristics such as reused and recycled content, zero or low off gassing of harmful air emissions, zero or low toxicity, sustainably harvested materials, high recyclability, durability, longevity, and local production. Such products promote resource conservation and efficiency. Using recycled-content products also helps develop markets for recycled materials that are being diverted from California's landfills, as mandated by the Integrated Waste Management Act.

B. Encourage the use of low VOC paints and wallpapers.

C. Encourage the use of low VOC Green Label carpet.

~~D. Use dimensional planning and other material efficiency strategies. These strategies reduce the amount of building materials needed and cut construction costs. For example, consider designing rooms on four foot multiples to conform to standard-sized wallboard and plywood sheets.~~

E. Consider using recycle base, crushed concrete base, recycle content asphalt, shredded tires in base and asphalt in roads, parking areas and drive aisles, if feasible and economically viable. Re-using materials keeps materials out of landfills and costs less.

F. Design with adequate space to facilitate recycling collection and to incorporate a solid waste management program that prevents waste generation.

G. Establish a construction waste recycling program with a local waste management company, with a goal of recycling no less than 50% of the construction waste generated by construction of the Arantine Hills community. Excavated soil and land-clearing debris does not contribute to this requirement.

H. The waste disposal company shall be responsible for providing each home with recycle bin(s) to facilitate recycling. The bin(s) should be portable and easily moved.

I. Encourage the use of building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project.

J. Encourage the use of rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) into new homes. Examples of materials that could achieve this goal include, but are not limited to, bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork.

Occupant Health and Safety

~~A. Choose construction materials and interior finish products with zero or low emissions to improve indoor air quality.~~

~~B. Provide adequate ventilation and a high efficiency, in-duct filtration system for commercial, office, research and development, and light industrial uses. Heating and cooling systems that ensure adequate ventilation and proper filtration can have a dramatic and positive impact on indoor air quality.~~

~~D. Provide effective drainage from the roof and surrounding landscape.~~

~~E. Install adequate ventilation in bathrooms.~~

~~F. Design non-residential building systems to control humidity.~~

Draft EIR, Chapter 4.8 Hazards and Hazardous Materials, Section 4.8.5.2 Existing or Proposed Schools, page 4.8-9.

The mileage from the proposed project site for Woodrow Wilson Elementary School and Temescal Valley Elementary School were incorrect and have been corrected. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

The nearest school to the project site is Woodrow Wilson Elementary School, which is located approximately ~~0.3~~ 1.1 miles west of the site. Other schools within the area include Temescal Valley Elementary School, which is approximately ~~2.0~~ 3.3 miles southeast of the project site.

Draft EIR, Chapter 4.9 Hydrology and Drainage, Section 4.9.6.2 Operational-Related Water Quality Impacts, page 4.9-22.

The Draft EIR contained a typographical error that has corrected. This change to the Draft EIR does not result in a significant impact and has no material effect on the findings of the Draft EIR.

No site-specific WQMP has been prepared at this time as no site-specific development project has been submitted to the City for approval. However, when land uses within the Specific Plan area are developed, typical BMPs and/or site-specific WQMPs will be implemented consistent with the goals contained in the master WQMP prepared for the project. It is anticipated that any commercial or residential development within ~~Site 4~~ Phase 1 would be required to incorporate on-site water quality features that would meet or exceed the approved WQMP's water quality requirements. Table 4.9.K identifies typical BMPs that could be included.

Draft EIR, Chapter 4.9 Hydrology and Drainage, Section 4.9.6.3 Groundwater, page 4.9-24.

The Draft EIR has been amended to include a clarification that the proposed project will have a less than significant impact on groundwater and why. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

The GWMP proposes that these management strategies be implemented through 2020 to assist in reducing demands for imported water and meeting projected demands. The City shares one or more of the three groundwater sub-basins with the City of Norco, Home Gardens County Water District, LLWD, and EVMWD. LLWD participated in the GWMP and has proposed a groundwater recharge project with recycled water in the Bedford Sub-basin.

Based on the WSA prepared for the proposed project, water demand for the proposed Specific Plan uses would total 709 AFY. Although the WSA indicates that there is sufficient water supply to service the Specific Plan area, the WSA anticipated that additional groundwater supplies above existing conditions would be utilized. The region and the City depend on imported water to replenish and supplement groundwater supplies in the event of major drought conditions. ~~In the event that imported water is not available, the City would rely solely on groundwater supplies to meet existing and future water demands. Further, t~~ The City's 2010 Urban Water Management Plan (UWMP) identifies the need for Corona to comply with the California Water Conservation Act of 2009 to reduce potable water demands by 10 percent in 2015 and 20 percent in 2020.

The proposed project would utilize water conservation project design features such as low-flush toilets, low-flow faucets, and drought-tolerant landscaping. In addition, the proposed project would use recycled water for landscaping and other outdoor uses. The use of recycled water (approximately 72 AFY) would reduce the total amount of potable water that would be required for the project. ~~Utilizing a worst-case scenario in which imported water is not available to the City, t~~ The proposed project's potable water demand of 637 AFY of water may result in a reduction in groundwater supplies during a prolonged drought. To reduce the potential significant effect on groundwater supplies during a major drought condition mitigation is proposed. ~~the further depletion of existing groundwater supplies during a , a potential lowering of the groundwater table levels, and a significant impact to groundwater levels.~~

Draft EIR, Chapter 4.9 Hydrology and Drainage, Section 4.9.6.3 Groundwater, page 4.9-25.

The Draft EIR has been amended to include a clarification that the proposed project will have a less than significant impact on groundwater and why. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

Level of Significance after Mitigation. Despite adherence to **Mitigation Measures 4.9.6.3A** and **4.9.6.3B**, the proposed project would still result in a new demand for water. ~~Since the worst-case scenario examined in the WSA prepared for the proposed project assumes that no imported water would be available to supplement groundwater supplies, any increase in water demand within the City would result in the withdrawal of groundwater from the groundwater basins. Therefore, impacts associated with groundwater levels are significant and unavoidable.~~

However, it should be noted that the WSA and the 2010 UWMP conclude that adequate water is available in years 2015 and 2020 with the mandated 10 and 20 percent reduced water demands stipulated by the California Water Conservation Act of 2009. Overall water supplies are forecast to meet future demand based on the City's management of supply and demand as document in the 2010 UWMP and 2008 GWMP consistent with the Urban Water Management Planning Act of 1983 (AB-797) and the Water Conservation Act of 2009. For these reasons, impacts to groundwater supplies and the groundwater table are considered to be less than significant through implementation of the water and groundwater management strategies contained in the City's 2010 UWMP and 2008 GWMP.

Draft EIR, Chapter 4.9 Hydrology and Drainage, Section 4.9.6.4 Drainage Patterns and Capacity Related-Impacts, pages 4.9-26.

The numbering to the Figures in Chapter 3.0 has changed due to an error in the Draft EIR. This change to the Draft EIR does not result in a significant impact and has no material effect on the findings of the Draft EIR.

The Arantine Hills Specific Plan conceptual drainage includes a system of drainage facilities and detention basins (see Figure 3-910). The Bedford Canyon Wash will be designed as a soft-bottom channel with slope protection on the north sides slopes to protect against scour. Bedford Canyon Wash from Street 'A' to the upstream boundary of the project will be widened in order to reduce the drainage flow velocity within the channel. Below Street 'A,' the wash will be transitioned to match the existing channel width. A multiple-arch culvert bridge or reinforced concrete boxes will be designed for the proposed Street 'E' crossing. A floodplain and sediment transport study was prepared for Bedford Canyon Wash. This study, along with other pertinent studies that may be required, will be submitted to the Riverside County Flood Control and Water Conservation District for review, approval, and

consideration of acceptance of the Bedford Canyon Wash improvements associated with the proposed project. Drainage improvements are required to ensure that the proposed project will be protected from the 100-year flood.

Draft EIR, Chapter 4.9 Hydrology and Drainage, Section 4.9.6.4 Drainage Patterns and Capacity Related-Impacts, pages 4.9-27.

The numbering to the Figures in Chapter 3.0 has changed due to an error in the Draft EIR. This change to the Draft EIR does not result in a significant impact and has no material effect on the findings of the Draft EIR.

As previously identified, with the exception of the Bedford Canyon Wash that runs along the east side of the project and the small culverts under I-15 near the northwest and northeast sides of the project area, there are no other existing drainage facilities near or within the Specific Plan area. The master drainage plan prepared for the proposed project proposes a system of drainage channels and underground storm drains and basins to intercept and convey the storm flows generated by the project site and the off-site flows coming from the south. Figure 3.910 (in Chapter 3, Project Description) provides the proposed locations for this master drainage system within the Specific Plan area. The majority of the proposed underground drainage facilities would be placed under the streets. Open channels are proposed along the south, west, and north sides of the project site. As previously identified, detention basins are proposed at two locations in order to mitigate increases in stormwater runoff resulting from the development of the various planning areas.

Draft EIR, Chapter 4.9 Hydrology and Water Quality, Section 4.9.6.4: Drainage Pattern and Capacity-Related Impacts, page 4.9-27

Mitigation Measure 4.9.6.4A has been amended to ensure drainage facilities and improvements would protect lands from a 100-year flood. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

4.9.6.4A: Prior to the issuance of grading permits of any development within the Arantine Hills Specific Plan, the project proponent shall ensure that drainage facilities and/or improvements necessary for the protection of the project from the 100-year flood are identified and incorporated into the improvement plans that will be reviewed and approved by the City. A floodplain and sediment transport study prepared for Bedford Canyon Wash, along with other required drainage and/or hydraulic studies, shall be submitted to the Riverside County Flood Control and Water Conservation District for review, approval, and consideration of acceptance of the Bedford Canyon Wash improvements associated with the proposed development. Acceptance of Bedford Wash improvements by the Flood Control and Water Conservation District requires approval of the associated plans and pertinent drainage studies including the sediment transport study. These drainage improvements are required to ensure the proposed project will be protected from the 100-year flood. ~~prepare a flood plain and sediment transport study for Bedford Canyon Wash. The study will verify that the proposed development will be protected from the 100-year flood. This study will be submitted to the Riverside County Flood and Water Conservation District for review and approval. The project proponent shall provide evidence to the City that the study has been reviewed and approved by the Riverside County Flood and Water Conservation District prior to commencement of grading activities.~~

Draft EIR, Chapter 4.9 Hydrology and Drainage, Section 4.9.7 Cumulative Impacts, page 4.9-28.

The Draft EIR has been amended to include a clarification that the proposed project will have a less than significant impact on groundwater and why. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

While cumulative development in the City and region would reduce the amount of permeable surfaces, groundwater recharge policies and practices implemented by the City and other local agencies would ensure groundwater supplies are maintained at appropriate levels. Other regulatory mechanisms such as the water management plan conservation policies (such as education and outreach to residents and business owners) further ensure that cumulative impacts to groundwater levels are maintained at the appropriate levels. However, the region and the City depend to a certain extent on imported water supplies to replenish and supplement groundwater supplies during major drought conditions. ~~In the event that supplemental water supplies are not available, the region and the City would rely solely on groundwater supplies.~~

Cumulatively, water demands in the region and the City are expected to increase due to the development of future projects. ~~Without a confirmed source of supplemental water, the use of groundwater supplies would increase cumulatively.~~ The increased use of groundwater supplies would potentially lead to a degradation of groundwater quality due to a reduced amount of water in the groundwater basins. However, water supplies are forecast to meet future demand based on the City's management of supply and demand in accordance with the water and groundwater management strategies documented in the 2010 UWMP and 2008 GWMP. Therefore, the proposed project, in conjunction with other reasonable and foreseeable projects, would have a less than significant and unavoidable cumulative impact on water quality and ~~use due to the possible overdrafting of the underlying groundwater supplies basin.~~

Draft EIR, Chapter 4.12 Noise, Section 4.12.1.2 Existing Traffic Noise, page 4.12-5.

The noise data from the Noise technical study was erroneously placed in Table 4.12.C: Existing Traffic Noise Levels in the Draft EIR. The error has been rectified. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

Table 4.12.C: Existing Traffic Noise Levels

Roadway Segment	ADT	CNEL at 100 feet (dBA)	Distance to Contour (Feet)			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
California Drive – west of Masters Drive	4,100	<u>56.8</u> 57.4	RW	RW	<u>61</u> 67	<u>132</u> 145
California Drive – east of Masters Drive	8,300	<u>59.9</u> 60.4	<u>21</u> 22	<u>46</u> 47	<u>98</u> 104	<u>212</u> 248
El Cerrito Road – west of Bedford Canyon Road	19,200	<u>63.6</u> 63.9	<u>38</u> 39	<u>81</u> 85	<u>174</u> 183	<u>375</u> 395
El Cerrito Road – Bedford Canyon Road to I-15 Freeway	19,400	<u>63.7</u> 64.4	RW	RW	RW	RW
El Cerrito Road – I-15 to Temescal Canyon Road	8,500	<u>60.1</u> 60.7	RW	<u>47</u> 54	<u>101</u> 111	<u>218</u> 238

Table 4.12.C: Existing Traffic Noise Levels

Roadway Segment	ADT	CNEL at 100 feet (dBA)	Distance to Contour (Feet)			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Bennett Avenue – Eagle Glen Parkway to Masters Drive	1,400	<u>52.2</u> 52.5	RW	RW	RW	<u>65</u> 68
Bennett Avenue – north of Masters Drive	900	<u>50.2</u> 50.7	RW	RW	RW	<u>48</u> 52
Georgetown Drive – west of Bedford Cayon	2,200	<u>54.1</u> 54.3	RW	RW	RW	<u>87</u> 90
Eagle Glen Parkway – Bennett Avenue to Masters Drive	7,700	<u>59.6</u> 60.4	RW	<u>RW</u> 50	<u>95</u> 107	<u>204</u> 230
Eagle Glen Parkway – Masters Drive to Bedford Canyon Road	11,000	<u>61.2</u> 61.6	RW	<u>56</u> 59	<u>120</u> 127	<u>259</u> 274
Cajalco Road – Bedford Canyon Road to I-15	17,300	<u>64.8</u> 65.2	<u>45</u> 48	<u>98</u> 104	<u>211</u> 223	<u>454</u> 481
Cajalco Road – I-15 to Grand Oaks	12,300	<u>62.4</u> 64.0	<u>36</u> 40	<u>78</u> 85	<u>168</u> 184	<u>361</u> 396
Cajalco Road – Grand Oaks to Temescal Canyon Road	11,500	<u>63.1</u> 63.5	RW	<u>74</u> 80	<u>160</u> 171	<u>345</u> 369
Cajalco Road – east of Temescal Canyon Road	10,900	<u>62.8</u> 63.7	RW	<u>72</u> 82	<u>155</u> 176	<u>333</u> 379
Masters Drive – north of California Drive	4,500	<u>57.2</u> 57.7	RW	RW	<u>RW</u> 70	<u>141</u> 151
Masters Drive – California Drive to Bennett Avenue	7,800	<u>59.6</u> 60.0	RW	RW	<u>94</u> 100	<u>203</u> 215
Masters Drive – Bennett Avenue to Eagle Glen Parkway	5,900	<u>58.4</u> 58.7	RW	RW	<u>78</u> 82	<u>169</u> 176
Bedford Canyon Road – El Cerrito Road to Georgetown Drive	6,000	<u>58.5</u> 59.2	RW	RW	<u>80</u> 89	<u>171</u> 192
Bedford Canyon Road – Georgetown Drive to Eagle Glen Parkway	6,000	<u>58.5</u> 59.2	RW	<u>37</u> 41	<u>80</u> 89	<u>171</u> 192
Temescal Canyon Road – north of Cajalco Road	10,400	<u>62.4</u> 63.2	<u>RW</u> 35	<u>67</u> 75	<u>144</u> 162	<u>309</u> 350
Temescal Canyon Road – south of Cajalco Road	13,000	<u>63.3</u> 63.7	<u>36</u> 38	<u>77</u> 82	<u>167</u> 177	<u>359</u> 382

Note: RW = Location of the respective noise contour falls within the right-of-way of the road.
Source: *Arantine Hills EIR Noise Study*, Urban Crossroads, May 2011.

Draft EIR, Chapter 4.13 Population and Housing, Section 4.13.5.1 Induce Substantial Population Growth, page 4.13-6.

Additional verbiage was added to the Draft EIR for clarification purposes. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

The new employment opportunities resulting from development of the proposed uses would maintain the City’s current jobs-to-housing ratio by providing potential jobs to local residents. While the place of residence of the persons accepting employment provided by the proposed uses is uncertain, due to

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the City's projected jobs-to-housing ratio, it is reasonable that a large percentage of these jobs would be filled by persons already living within the City or project area or other parts of the city or region; therefore, no significant increase in population of the City would result from the development or operation of the proposed on-site uses. With respect to public services, the project would be required to pay development impact fees used to fund capital costs associated with constructing new public service facilities and purchasing equipment for new public service facilities.

Draft EIR, Chapter 4.14 Public Services, Section 4.14.1.3 Table 4.14.B, page 4.14-3.

The mileage from the proposed project site for Woodrow Wilson Elementary School and Temescal Valley Elementary School were incorrect and have been corrected. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

Table 4.14.B: School Facilities in the Vicinity of the Specific Plan

School Name	Address	Approximate Distance to Specific Plan Area (miles)	Student Enrollment 2009–2010
Elementary Schools			
<u>Susan B.</u> Anthony Elementary	2665 Gilbert Avenue	2.2	896
Eisenhower Elementary	3355 Mountain Gate Drive	3.9	1,071
Foothill Elementary	2601 South Buena Vista Avenue	4.0	1,027
Franklin Elementary	2650 Oak Avenue	4.8	894
Orange Elementary	1350 Valencia Road	1.7	1,073
Temescal Valley Elementary	22950 Claystone Avenue	<u>3.3</u> 2.5	825
Woodrow Wilson Elementary	1750 Spyglass Drive	<u>1.1</u> 0.5	1,099
Intermediate/Middle Schools			
Citrus Hills Intermediate	3211 South Main Street	3.1	1,652
El Cerrito Middle	7610 El Cerrito Road	1.1	932
High Schools			
Centennial High	1820 Rimpau Avenue	3.0	3,053
Santiago High	1395 Foothill Parkway	1.8	3,303

Sources: Education Data Partnership – Fiscal, Demographic, and Performance Data on California's K–12 Schools, <http://www.ed-data.k12.ca.us/welcome.asp?>, website access April 19, 2011.

Draft EIR, Chapter 4.16 Traffic and Transportation, Section 4.16.6.1: Existing Baseline Intersection LOS, page 4.16-17.

Mitigation Measure 4.16.6.1A has been amended to include the improvements that were identified in the Draft EIR to ensure they are implemented. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

4.16.6.1A: Prior to issuance of a Certificate of Occupancy for the first dwelling unit and/or commercial, office or industrial building within the Specific Plan area, the project proponent shall construct or guarantee the construction of the improvements identified below as mitigation measures for existing plus project conditions. Additionally, the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) must be in place to serve the existing plus project daily volumes. The following modifications to intersection configurations for existing baseline plus project are recommended to improve levels of service in accordance with City requirements:

- Masters Drive/California Drive: Install a traffic signal.
- Masters Drive/ Eagle Glen Parkway: Install a traffic signal.
- Bedford Canyon Road/Eagle Glen Parkway: Add a northbound left-turn lane, a northbound through lane, two northbound right turn lanes with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, an eastbound through lane, and two westbound left-turn lanes.
- I-15 Southbound Ramps/Cajalco Road: Add a second southbound left-turn lane, a second southbound right-turn lane, reconstruct the a second eastbound approach to provide two left-turn lanes, a second eastbound and two through lanes, and reconstruct the a westbound approach to provide one through lane and one right-turn lane.
- I-15 Northbound Ramps/Cajalco Road: Add a second eastbound left-turn lane.

Draft EIR, Chapter 4.16 Transportation and Traffic, Section 4.16.6.2 Opening Year (2014) Intersection LOS, page 4.16-18.

The numbering to the Figures in Chapter 3.0 has changed due to an error in the Draft EIR. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

As identified in the TIA prepared for the proposed project and illustrated in Figure 3.14₂ (Roadway and Traffic Signal Phasing in Section 3 of this EIR), the Arantine Hills Specific Plan is anticipated to be built in four phases. Phases 1 and 2 of the project, anticipated to be completed by 2014, consist of the following land uses:

Draft EIR, Chapter 4.16 Traffic and Transportation, Section 4.16.6.2 Opening Year (2014) Intersection LOS, page 4.16-23

Mitigation Measure 4.16.6.2A has been amended to include the improvements that were identified in the Draft EIR to ensure they are implemented. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

4.16.6.2A: Prior to issuance of a Certificate of Occupancy for the first dwelling unit and/or commercial, office or industrial building within the Specific Plan area, the project proponent shall construct or guarantee the construction of those improvements identified ~~above~~ below as mitigation measures for year 2014 plus project conditions. In addition, the project proponent shall participate in the City of Corona Development Impact Fee Program and the Western Riverside Council of Governments

Transportation Uniform Mitigation Fee Program. Additionally, the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) must be in place to serve the existing plus project daily volumes.

- **Bedford Canyon Road/Eagle Glen Parkway:** Add a northbound left-turn lane, a northbound through lane, a northbound right-turn lane with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, and a westbound left-turn lane.
- **I-15 Southbound Ramps/Cajalco Road:** Reconstruct the eastbound approach to provide two left-turn lanes and one through lane.
- **Street C/Eagle Glen Parkway:** Install a traffic signal, add a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane.
- **Street C/Street B:** Add a westbound stop sign, a northbound all-way lane, a southbound all-way lane, and a westbound all-way lane.
- **Street A/Driveway 1:** Add an eastbound stop sign, a northbound all-way lane, a southbound all-way lane, and an eastbound all-way lane.

Draft EIR, Chapter 4.16 Transportation and Traffic, Section 4.16.6.3 Future Year (2019) Intersection LOS, page 4.16-24.

The numbering to the Figures in Chapter 3.0 has changed due to an error in the Draft EIR. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

As identified in the TIA prepared for the proposed project and illustrated in Figure 3.142 (refer to Section 3 of this EIR), the Arantine Hills Specific Plan is anticipated to be built in four phases. Phases 3 and 4 of the project (remainder of the project), anticipated to be completed by 2019, consists of the following land uses:

Draft EIR, Chapter 4.16 Transportation and Traffic, Section 4.16.6.3 Table 4.16.P, page 4.16-26.

The Draft EIR contained a typographical error that has been corrected. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

Table 4.16.P: Future Year (2019) Ramp Merge/Diverge LOS Conditions

Ramp Junction	Without Project				With Project			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour	
	Density (pc/mi/ln)	LOS						
Southbound I-15								
El Cerrito Road Off-Ramp	33.5	F	40.0	F	36.6	F	46.3	F
El Cerrito Road On-Ramp	44.4	F	54.3	F	48.5	F	64.1	F

Table 4.16.P: Future Year (2019) Ramp Merge/Diverge LOS Conditions

Ramp Junction	Without Project				With Project			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour	
	Density (pc/mi/ln)	LOS						
Cajalco Road Off-Ramp	44.4	F	54.3	F	48.5	F	64.1	F
Cajalco Road On-Ramp	39.7	F	46.9	F	41.1	F	49.4	F
Northbound I-15 1551-9								
El Cerrito Road On-Ramp	51.4	F	46.6	F	55.2	F	51.9	F
El Cerrito Road Off-Ramp	55.7	F	51.3	F	59.8	F	57.2	F
Cajalco Road On-Ramp	50.7	F	47.0	F	54.2	F	52.0	F
Cajalco Road Off-Ramp	46.8	F	48.9	F	48.3	F	51.9	F

Source: Arantine Hills Specific Plan Traffic Impact Analysis (Revised), Urban Crossroads, August 11, 2011.

Draft EIR, Chapter 4.16 Traffic and Transportation, Section 4.16.6.3 Future Year (2019) Intersection LOS, page 4.16-30.

Mitigation Measure 4.16.6.3A has been amended to include the improvements that were identified in the Draft EIR to ensure they are implemented. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

4.16.6.3A: Prior to the issuance of a Certificate of Occupancy for a project developed in Phases 3 and 4 within the Specific Plan area, the project proponent shall construct or guarantee the construction of those improvements identified ~~above~~ below as mitigation measures for year 2019 plus project conditions. In addition, the project proponent shall participate in the City of Corona Development Impact Fee Program and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program. Additionally, the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) must be in place prior to issuance of any Certificates of Occupancy for a project developed in Phase 2 in order to serve the existing plus project daily volumes.

- **Masters Drive/Eagle Glen Parkway:** Install a traffic signal.
- **Bedford Canyon Road/Eagle Glen Parkway:** Add a northbound left-turn lane, a northbound through lane, two northbound right-turn lanes with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, a third eastbound through lane, and two westbound left-turn lanes.
- **I-15 Southbound Ramps/Cajalco Road:** Add a second southbound left-turn lane, a second southbound right-turn lane, reconstruct the eastbound approach to provide two left-turn lanes and two eastbound through lanes, and reconstruct the westbound approach to provide one through lane and one shared through/right-turn lane.
- **I-15 Northbound Ramps/Cajalco Road:** Add a second northbound left-turn lane and a second eastbound left-turn lane.

- Street C/Eagle Glen Parkway: Add traffic signal, a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane.
- Street C/Street B: Add an eastbound stop sign and an all-way lane at all approaches.
- Street A/Driveway 1: Install a traffic signal, a northbound left-turn lane, a northbound through right lane, a southbound left-turn lane, a southbound through/right-turn lane, an eastbound left-turn lane, an eastbound through/right-turn lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane with westbound right-turn overlap phasing.
- Street A/Street B: Install a traffic signal, a northbound left-turn lane, a northbound through lane, a southbound left-turn lane, a southbound through lane, an eastbound left-turn lane, an eastbound through lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane.

Draft EIR, Chapter 4.16 Traffic and Transportation, Section 4.16.6.4 Build Out Year (2035) Intersection Traffic and Level of Service (LOS) Standard, page 4.16-37.

Mitigation Measure 4.16.6.4A has been amended to include the improvements that were identified in the Draft EIR to ensure they are implemented. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

4.16.6.4A: The project proponent shall construct or guarantee the construction of those improvements identified ~~above~~ below as mitigation measures for year 2035 plus project conditions. In addition, the project proponent shall construct a new I-15 southbound slip on-ramp for the Cajalco Road/I-15 Interchange.

- Masters Drive/Bennett Avenue: Install a traffic signal.
- Masters Drive/Eagle Glen Parkway: Install a traffic signal.
- Bedford Canyon Road/Eagle Glen Parkway: Add a northbound left-turn lane, a northbound through lane, two northbound right-turn lanes with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, a third eastbound through lane, and two westbound left-turn lanes.
- I-15 Ramps/El Cerrito Road: Add a second southbound right-turn lane and an eastbound right-turn lane.
- I-15 Southbound Ramps/Cajalco Road: Add a second southbound left-turn lane, a second southbound right turn lane, reconstruct the eastbound approach to provide three through lanes and a right-turn lane, and reconstruct the westbound approach to provide two through lanes and a right-turn lane.
- I-15 Northbound Ramps/Cajalco Road: Add a second northbound left-turn lane, reconstruct the eastbound approach to provide three through lanes and a right-turn lane, and reconstruct westbound approach to provide three through lanes and a right turn lanes.
- Temescal Canyon Road/Cajalco Road: Add a second northbound through lane, a second southbound left-turn lane, a second eastbound through lane, and a westbound right-turn lane with westbound right-turn overlap phasing.
- Street C/Eagle Glen Parkway: Add traffic signal, a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane.

- Street C/Street B: Add an eastbound stop sign and an all-way lane at all approaches.
- Street A/Driveway 1: Install a traffic signal, a northbound left-turn lane, a northbound through/right-turn lane, a southbound left-turn lane, a southbound through/right-turn lane, an eastbound left-turn lane, an eastbound through/right-turn lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane with westbound right-turn overlap phasing.
- Street A/Street B: Install a traffic signal, a northbound left-turn lane, a northbound through/right-turn lane, a southbound left-turn lane, a southbound through/right-turn lane, an eastbound left-turn lane, an eastbound through/right-turn lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane.

Draft EIR, Chapter 4.17 Utilities and Service Systems, 4.17.2.3 Local Policies, page 4.17-8.

Table 4.17.A in the Draft EIR has been amended to include a clarification that the proposed project through mitigation is consistent with General Plan policies. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

Table 4.17.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies	Project Consistency
City of Corona General Plan Infrastructure and Utilities Element	
Goal 7.4: Provide a wastewater collection and treatment system that supports existing and planned development within Corona. Where necessary, upgrade existing deficient systems and pursue funding sources to reduce costs of wastewater service.	
Policy 7.4.2 As a condition of approval, require that development be connected to the municipal sewer system and ensure that adequate capacity is available for the treatment of generated wastewater flows and safely dispose of generated sludge.	The project would be consistent with this policy as discussed in Section 4.17.6.1 <u>and through the implementation of Mitigation Measure 4.17.6.1A.</u>
Policy 7.4.3 Require that all new development submit a sewer analysis to the satisfaction of the City of Corona prior to the issuance of building permits.	The project would be consistent with this policy as discussed in Section 4.17.6.1 <u>and through the implementation of Mitigation Measure 4.17.6.1B.</u>

Draft EIR, Chapter 4.17 Utilities and Service Systems, 4.17.7 Cumulative Impacts, page 4.17-25.

The Draft EIR has been amended to include a clarification that the proposed project will have a less than significant impact on groundwater and why. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial

increase in the severity of an environmental impact that would result unless mitigation measures are adopted that reduce the identified significant impacts to a level of insignificance.

4.17.7 Cumulative Impacts

4.17.7.1 Water Supply

The cumulative area for water supply-related issues is the CDWP service area. Existing and future development within the CDWP's service area would demand additional quantities of water. Increases in population, square footage, and intensity of uses would contribute to increases in the overall regional water demand. The anticipated conversion of water-intensive uses (i.e., agriculture) and the implementation of existing water conservation measures and recycling programs would reduce the need for increased water supply. With implementation of these water conservation measures, the City's supply of water is expected to meet future water demands.

Cumulatively, water demands in the region and the City are expected to increase due to the development of future projects. ~~Without a confirmed source of supplemental water, the use of groundwater supplies in the region would increase cumulatively.~~ The regional increased use of groundwater supplies would potentially lead to a degradation of regional groundwater quality due to a reduced amount of water in the regional groundwater basins. However, water supplies are forecast to meet future demand based on the City's management of supply and demand in accordance with the water and groundwater management strategies documented in the 2010 UWMP and 2008 GWMP. Therefore, the proposed project, in conjunction with other reasonable and foreseeable projects, would have a potentially less than significant and unavoidable cumulative impact on groundwater supplies. ~~due to the possible overdrafting of the underlying groundwater basin.~~

However, future water use in Corona is controlled by the potable water, reclaimed water, and groundwater management strategies contained in the approved UWMP, RWMP, and GWMP. The GWMP identifies management strategies to increase the redundancy and potential expansion of local groundwater production through recharge with reclaimed water, stormwater and possibly imported water to ensure adequate groundwater supply. For this reason, implementation of the water efficiencies inherent within the UWMP, RWMP, and GWMP are expected to reduce impact to local groundwater basins to a less than significant level and no mitigation is required.

Draft EIR, Chapter 5.0 Other CEQA Topics, Section 5.1 Table 5.A, pages 5-1 and 5-2.

Table 5.A has been changes to be consistent with the Chapter 4.2 Agriculture (acres were incorrect in the Draft EIR) and the determination that the proposed project's impacts on groundwater and water supply are less than significant. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

Table 5.A: Significant Environmental Effects That Cannot Be Avoided

Topic	Type of Impact	Impact
Agriculture	Conversion of Prime and Unique Farmland	The project proponent with two feasible options to mitigate for the loss of Prime Farmland by either (1) conservation of an agricultural area of equal productivity, or (2) the payment of fees to conserve an agricultural area of equal productivity. Neither measure would replace or provide substitute farmland to compensate for the impacts to on-site agricultural resources that result from the proposed project, nor does either measure create "new" farmland in areas where no farmland currently exists.

Table 5.A: Significant Environmental Effects That Cannot Be Avoided

Topic	Type of Impact	Impact
		While the mitigation identified above would prevent the future conversion of as-of-yet unidentified farmland, it would not avoid, minimize, or otherwise directly mitigate the farmland impacts resulting from the development of the <u>276</u> 274.8-acre project site of which 54.15 acres are considered Prime Farmland and 418.34 acres are considered Unique Farmland. Therefore, even with mitigation, impacts associated with the conversion of Prime and Unique Farmland remain significant and unavoidable as identified in both the County of Riverside General Plan and the City's General Plan.
Hydrology and Drainage	Groundwater	Since the worst-case scenario assumes that no imported water would be available to supplement groundwater supplies, any increase in water demand within the City would result in the withdrawal of groundwater from the groundwater basins. Therefore, impacts associated with groundwater levels are significant and unavoidable.
Hydrology and Drainage	Cumulative on Groundwater and Ground Water Quality	Cumulatively, water demands in the region and the City are expected to increase due to the development of future projects. Without a confirmed source of supplemental water, the use of groundwater supplies would increase cumulatively. The increased use of groundwater supplies would potentially lead to a degradation of water quality due to a reduced amount of water in the groundwater basins. Therefore, the proposed project, in conjunction with other reasonable and foreseeable projects, would have a significant and unavoidable cumulative impact on water quality and use due to the possible overdrafting of the underlying groundwater basin.
Utilities and Service Systems	Cumulative Water Supply	Cumulatively, water demands in the region and the City are expected to increase due to the development of future projects. Without a confirmed source of supplemental water, the use of groundwater supplies in the region would increase cumulatively. The increased use of groundwater supplies would potentially lead to a degradation of water quality due to a reduced amount of water in the groundwater basins. Therefore, the proposed project, in conjunction with other reasonable and foreseeable projects, would have a significant and unavoidable cumulative impact on water quality and use due to the possible overdrafting of the underlying groundwater basin.

Draft EIR, Chapter 5.0 Other CEQA Topics, Section 5.5 Energy Consumption, page 5-4.

The Draft EIR had the incorrect power company that would serve the project site. This change to the Draft EIR does not result in a significant impact that was not already analyzed in the Draft EIR. No new significant environmental impact would result from the project or from a new mitigation measure and there is no substantial increase in the severity of an environmental impact.

Potential future development that could occur on the Specific Plan site would be supplied natural gas and electricity by the Southern California Gas Company and the Southern California Edison City of Corona Department of Power and Water, respectively.¹ A detailed analysis of the project's energy consumption has been provided in Chapter 4.7 (Climate Change and Greenhouse Gases) of this EIR.

¹ Arantine Hills Specific Plan, KTG Group Inc., January 2010.

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

Arantine Hills Specific Plan

The program has been prepared in compliance with State law and the Environmental Impact Report (EIR) (State Clearinghouse No. 2006091093) prepared for the project by the City of Corona.

The California Environmental Quality Act (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 monitoring program 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.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the Initial Study and the Final EIR.

4.2 MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City of Corona, is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project area. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

4.3 MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project File Name: Arantine Hills Specific Plan

Applicant: Bluestone Communities

Date: July 2012

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						
4.2.6.1A 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 proposed project 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
4.2.6.1B 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 (e.g., fuel other than diesel or gasoline) generators. Contract specifications shall be included in the proposed project 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
4.2.6.1C Prior to the issuance of a grading permit, the project developer shall require by 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 proposed project 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
4.3.6.1D 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	City of Corona Building and Safety	Prior to Grading and during grading and construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection.		Withhold Grading Permit and/or Issuance of a Stop Work

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
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.	Planning Division	operations.				Order
<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"> • Prior to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horse power (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. • Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. • A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. 	<p>City of Corona</p> <p>Building and Safety</p> <p>Planning Division</p>	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
4.3.6.1F The City shall encourage construction contractors to	The City of	Prior to site	Prior to	The City shall		Withhold

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
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/tao/Implementation/SOONProgram.htm .	Corona Building and Safety Planning Division	grading.	issuance of a grading permit	provide the applicant and the construction contractor(s) the relevant information.		Grading Permit
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 proposed project construction documents, which shall be reviewed by the City.	City of Corona Building and Safety	Prior to Construction (once)	Prior to issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Building Permit and/or Issuance of a Stop Work Order
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: <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 	City of Corona Building and Safety Planning Division	Prior to Construction (once)	Prior to Issuance of Building Permits	Review of building plans and on-site inspection		Withhold Building Permits

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>energy consumption.</p> <ul style="list-style-type: none"> • 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> <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. 	<p>City of Corona Building and Safety Planning Division</p>	<p>Prior to Construction (once)</p>	<p>Prior to Issuance of Building Permits and Final Site Plan Approval</p>	<p>Review of final site plan and building plans and on-site inspection.</p>		<p>Withhold Building Permits</p>

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.3.6.4C: The developer shall install electric car charging station for non-residential land uses.	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
4.3.6.4D: The developer shall designated areas for parking of zero emissions vehicles (ZEVs) for car sharing programs in the non-residential land uses.	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
4.3.6.4E: The developer shall provide electric car charging infrastructure for multi-family residential, commercial and light industrial land uses.	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
4.3.6.1G: The businesses within the commercial and light industrial land uses shall Implement a rideshare program for employees.	City of Corona Planning Division	Once prior to issuance of business license.	Prior to issuance of business license.	Submittal to the City an employee rideshare incentive program. .		Non Issuance of Business License
4.3.6.1F: The businesses within the commercial and light industrial land uses shall provide incentives for employees and the public to use public transportation such as discounted transit passes, reduced ticket prices, and/or other incentives. These incentive programs shall be provided to the City for review and approval prior to issuance of building licenses for those businesses located within the Specific Plan.	City of Corona Planning Division	Once prior to issuance of business license.	Prior to issuance of business license.	Submittal to the City an incentive program.		Non Issuance of Business License

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.3.6.1H: The developer(s) within the multifamily and single family developments shall provide outside electric outlets and natural gas stub outs.	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
BIOLOGICAL RESOURCES						
4.4.5.1A: If habitat suitable to support the coastal California gnatcatcher is to be removed between March 1 and August 15, focused surveys shall first be conducted to determine if the habitat is occupied by gnatcatcher. If gnatcatchers are present and are determined to be nesting, the occupied areas will be avoided until after August 15.	City of Corona Planning Division	Prior to Grading	Prior to Issuance of Grading Permit	Submittal of Evidence that the pre-construction survey has been completed.		Withhold Grading Permit
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 per the City of Corona) within 30 days prior to the commencement of ground disturbing activities. If active burrowing owl burrows are detected during the breeding season, all work within 300 feet of any active burrow will be halted until that nesting effort is finished. The on-site biologist will review and verify compliance with these boundaries and will verify the nesting effort has finished. Work can resume when no other active burrowing owl burrows nests are found. If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation may be approved following consultation with CDFG and/or USFWS. The installation of 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 back filled to ensure that animals do not re-enter the holes/dens.	City of Corona Planning Division	Prior to grading	Prior to Issuance of Grading Permit	Submittal of Evidence that a qualified biologist has been hired and the pre-construction survey has been completed. Submittal of a report of the survey findings to the City. If active burrows are detected provide evidence to the City that the		Withhold Grading Permit

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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.				passive relocation plan has been approved by CDFG and USFWS.		
4.4.5.2B: The removal of potential nesting bird habitat will be conducted outside of the nesting season (February 1 to August 31) to the extent feasible. If grading or site disturbance is to occur between February 1 and August 31, a nesting bird survey shall be conducted by a qualified biologist (per the City of Corona) within no more than 72 hours of scheduled vegetation removal, to determine the presence of nests or nesting birds. If active nests are identified, the biologist will establish buffers around the vegetation (500 feet for raptors, 200 feet for non raptors). All work within these buffers will be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The on-site biologist will review and verify compliance with these nesting boundaries and will verify the nesting effort has finished. Work can resume when no other active nests are found. Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping. If vegetation clearing is not completed within 72 hours of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.	City of Corona Planning Division	Prior to site grubbing or grading	Prior to Issuance of Grading Permit	Submittal of evidence that a qualified biologist has been hired and the pre-construction survey has been completed. Submittal of a report of the survey findings to the City.		Withhold Grading Permit
4.4.5.3A Prior to the issuance of grading permits for the affected 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 CDFG have been obtained for impacts to jurisdictional waters in the project site. Compensation to mitigate for the permanent loss of 0.34 acre of USACE and CDFG jurisdictional areas would be mitigated	City of Corona Planning Division	Prior to grubbing and grading	Prior to Issuance of Grading Permit	Provide evidence to the City that the 404 Permit, 401 Permit and Section 1602 Agreement have been obtained.		Withhold Grading Permit

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at a minimum 1:1 ratio through participation in a USACE and/or CDFG-approved mitigation bank and/or in lieu fee program, as discussed in Mitigation Measure 4.4.5.3C, or other manner approved by the USACE and CDFG through the permitting process.						
4.4.5.3B: Prior to the issuance of grading permits for the affected 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. Due to the programmatic nature of this study, it is anticipated that project-specific measures will be identified in a DBESP that will be prepared for each applicable project within the Arantine Hills Specific Plan area at the time it is submitted to the City for approval.	City of Corona Planning Division	Prior to grubbing and grading	Prior to Issuance of Grading Permit	Provide evidence the DBESP has been submitted to the RCA and mitigation in the DBESP is approved by the RCA and City.		Withhold Grading Permit
4.4.5.3C Compensation to mitigate for the permanent loss of 0.34 acre of USACE and CDFG jurisdictional and MSHCP riparian/riverine resources on site the following shall be implemented: The applicant shall pay a one-time in-lieu fee to a USACE and/or CDFG approved mitigation bank and/or in lieu fee program, such as the Santa Ana Watershed Association (SAWA) In-Lieu Fee Wetland Creation Program or the Riverside County Regional Park and Open Space District Santa Ana River Mitigation Bank (SARMB), for the purchase of no less than 0.68 acre (2:1 ratio) of vegetated riparian and/or wetland habitat creation. Participation in the mitigation bank or in-lieu fee program shall ensure that conservation is in perpetuity.	City of Corona Planning Division	Prior to grubbing and grading	Prior to Issuance of Grading Permit	Provide evidence to the City or participation in a mitigation bank or in-lieu fee program has been secured by the applicant.		Withhold Grading Permit

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<p>4.4.5.3D Following the completion of grading, 1.82 acres of USACE and CDFG jurisdictional areas that will be temporarily impacted shall be restored using native vegetation and soils to pre-project conditions following completion of grading.</p>	<p>City of Corona Planning Division</p>	<p>Onsite inspection after grading</p>	<p>After onsite grading.</p>	<p>Onsite inspection.</p>		<p>Withhold Occupancy permits and/or Issuance of a Stop Work Order.</p>
CULTURAL RESOURCES						
<p>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 consult with instruct them with respect to its implementation. The qualified archaeological monitor shall be on site at all times during the initial phases of clearing and rough grading to inspect cuts for archaeological and cultural resources. If such resources are discovered, and are in danger of loss and/or destruction, the qualified archaeological monitor shall recover them. In instances where recovery requires an extended salvage time, the qualified archaeological monitor shall be allowed to temporarily direct, divert or halt grading to allow recovery of resource remains 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 scientific institution with archaeological collections and 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>City of Corona Planning Division</p>	<p>Prior to grading and on-going during ground disturbing activities.</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Provide evidence to the City that a qualified archeologist(s) monitor has been retained, and that the 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>Withhold Grading Permit and/or Issuance of a Stop Work Order</p>

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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 monitor with informing the grading and excavation contractors of the archaeological resources mitigation program and instruction 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.	City of Corona Planning Division	Prior to grading, excavation, and ground-breaking activities.	Prior to Issuance of Grading Permit	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 monitor will be present during all grading and other significant ground-disturbing.		Withhold Grading Permit and/or Issuance of a Stop Work Order
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), 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.

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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 south side of Bedford Wash in Planning Areas 17, 18, and 19 and Planning Areas 1, 4, 7, 9, 10, 13, 15. The monitoring for paleontological resources shall be conducted on a full-time basis during the rough-grading phases of the project, but limited to the rough-grading within the south side of Bedford Wash in Planning Areas 17, 18, and 19 and Planning Areas 1, 4, 7, 9, 10, 13, 15. In the event that paleontological resources are unearthed or discovered during excavation, Mitigation Measure 4.5.6.2C shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional mitigation is required.</p>	<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>4.5.6.2B: 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 to grading, excavation, and ground-breaking activities.</p>	<p>During to 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 project site within the south side of Bedford Wash in Planning Areas 17, 18, and 19 and Planning Areas 1, 4, 7, 9, 10, 13, 15, the following recovery processes shall apply.</p> <ul style="list-style-type: none"> • Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques. 	<p>City of Corona Planning Division</p>	<p>During to grading, excavation, and ground-breaking activities.</p>	<p>During to grading, excavation, and ground-breaking activities.</p>	<p>On-site inspection.</p>		<p>Issuance of a Stop Work Order.</p>

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<ul style="list-style-type: none"> • All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens. • A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared. • All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository (such as the Western Center for Archaeology & Paleontology, the Riverside Metropolitan Museum, or the San Bernardino County Museum) for permanent curation and storage. 						
GEOLOGY AND SOILS						
4.6.6.1A: Prior to the initiation of any on-site construction, the project contractor shall remove all loose, compressible alluvial and fill materials from areas to receive engineered compact fill. Actual depths of removal shall be verified during future site-specific preliminary soils investigations and ultimately during the grading operation by observation and in-place density testing.	City of Corona Planning Division Public Works	Prior to grading	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection.		Withhold Grading Permit
4.6.6.1B: All on-site soils shall provide adequate quality fill material provided they are free from organic matter and other deleterious materials. Unless approved by the project geotechnical engineer, rock or similar irreducible material with a maximum dimension greater than six inches shall not be buried or placed in fills. Oversized material may be stockpiled for landscaping purposes or placed in a rock disposal area as approved by the project owner, developer, geotechnical	City of Corona Planning Division Building and Safety Engineering	Prior to grading	Prior to Issuance of Grading Permit	Review of grading and construction documents and on-site inspection.		Withhold Grading Permit

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engineer, and City. Import fill shall be inorganic, non-expansive granular soils free from rocks or lumps greater than six inches in maximum dimension. Sources for import fill shall be approved by the project geotechnical engineer prior to their use. Fill shall be spread in maximum eight-inch uniform loose lifts; each lift brought to near optimum moisture content, and compacted to a relative compaction of at least 90 percent in accordance with ASTM D 1557.						
4.6.6.1C: Cut and fill slopes shall be planned at gradients no steeper than two horizontal to one vertical. Additional information regarding any proposed cut slopes and the existing natural slope stability should be addressed within the site specific preliminary soils investigations when grading/development plans are made available for the specific tracts/development areas.	City of Corona Public Works Building and Safety	Prior to grading	Prior to Issuance of Grading Permit	Review of grading and construction documents, site specific preliminary soils investigations, and on-site inspection.		Withhold Grading Permit and/or Issuance of Stop Work Order
4.6.6.1D: Where fills are to be placed against existing slopes steeper than five horizontal to one vertical, the fill shall be properly keyed and benched into competent native materials. The key, constructed across the toe of the slope, shall be a minimum of 12 to 15 feet wide, a minimum of two feet deep at the toe, and sloped back at 2 percent. Benches shall be constructed at approximately two to four feet vertical intervals.	City of Corona Public Works Building and Safety	Prior to grading	Prior to Issuance of Grading Permit	Review of grading and construction documents, site specific preliminary soils investigations, and on-site inspection.		Withhold Grading Permit and/or Issuance of Stop Work Order
4.6.6.1E: Slopes at the project site shall be planted with a deep-rooted groundcover as soon as possible after completion. The use of succulent ground covers such as iceplant or sedum is not recommended. If watering is necessary to sustain plant growth on slopes, then the watering operation shall be monitored to ensure proper operation of the irrigation system and to prevent	City of Corona Public Works Building and Safety	During construction after on-site grading	During construction after on-site grading	Review of grading and construction documents, site specific preliminary soils		Issuance of Stop Work Order

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overwatering.				investigations, and on-site inspection.		
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 investigation.	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		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 salvaging of non-hazardous construction and demolition waste.	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
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,	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

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cardboard, glass, plastics, and metals.						
HAZARDOUS MATERIALS						
4.8.6.1A: For any soil disturbance in the area where the 10-foot by 10-foot shed located at the west edge of Planning Area 4 was previously located, soil in this area shall be tested for residual organochlorine pesticides (OCPs). If OCP levels are detected at levels of 1 part per million (ppm) or greater, the soils shall be removed to an adequate depth and exported to an approved landfill facility by a certified contractor.	City of Corona Building and Safety Planning Division	Prior to Grading in Planning Area 4.	Prior to issuance of grading permits	Submit to the City for review and approval a Hazardous Waste Phase II.		Withhold Grading Permit
4.8.6.1B: 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; • Notify the project engineer of the implementing agency (the City of Corona) and secure the area containing the unknown wastes or suspect materials as directed by the project engineer; and • Notify the implementing agency's Hazardous Waste/Materials Coordinator. 	City of Corona Building and Safety Public Works	During grading and construction	During grading and construction	On-site Inspection		Issuance of Stop Work Order.
4.8.6.1D: Testing and remediation of unknown wastes or	City of Corona	During	During grading			Issuance of

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suspect materials shall be conducted under the purview of the applicable agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency.	Building and Safety Public Works	grading and construction	and construction			Stop Work Order.
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 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	Prior to issuance of any Demolition Permit	Prior to issuance of any Demolition Permit	Inspection by the project engineer of the implementing agency (City of Corona) prior to demolition activities.		Withhold Demolition Permit
4.8.6.1F: Prior to the issuance of grading permits for each planning area, all miscellaneous debris (e.g., wood, concrete, 55-gallon drums, miscellaneous household debris, scrap metal, and plastic piping) shall be removed and disposed of at an approved landfill facility prior to construction activities under the purview of the appropriate agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Once removed, a visual inspection of the areas beneath the removed materials shall be performed by the construction contractor as specified by	City of Corona Building and Safety Public Works	During grading and construction	During grading and construction			Issuance of Stop Work Order.

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<p>the City of Corona. Any stained soils observed underneath the removed materials shall be sampled. Results of the sampling, if necessary, would indicate the level of remediation efforts that may be required. Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency.</p>						
<p>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:</p> <ul style="list-style-type: none"> • Goals, policies, and actions related to fire funding and fire rehabilitation; • Fire protection and evacuation plan; • Vegetative fuels management plan; • Public education program; and • Defensible space requirements which meet and/or exceed the Riverside County Fire Department Fuel Modification Requirements. 	<p>City of Corona Building and Safety Fire Department Riverside County Fire Department</p>	<p>Prior to issuance of Building Permits for each Planning Area</p>	<p>Prior to issuance of Building Permits</p>	<p>Developer shall prepare, submit, and receive approval from the City and Riverside County Fire Department, a project-specific Wildland Fire Plan/Fuel Modification Plan for each Planning Area.</p>		<p>Withhold Building Permits</p>
HYDROLOGY AND WATER QUALITY						
<p>4.9.6.1A: Prior to the first issuance of a grading permit by the City for any development within the Arantine Hills Specific Plan, the project proponent shall file a Notice of Intent (NOI) with the Santa Ana Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for</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>

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discharge of stormwater associated with construction activities. The project proponent shall submit to the City the Waste Discharge Identification Number as proof that the project's NOI to be covered by the General Construction Permit has been filed with the appropriate RWQCB.						
<p>4.9.6.1B: Prior to the first issuance of a grading permit by the City for any development within the Arantine Hills Specific Plan, the project proponent shall submit to the City of Corona and receive approval for a project-specific Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and 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 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 stormwater 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 	City of Corona Public Works	Prior to grading for any development.	Prior to the Issuance of Grading Permits	Review and approval of SWPPP		Withhold Grading Permits

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<p>site. Stockpiles would be surrounded by silt fences and covered with plastic tarps.</p> <ul style="list-style-type: none"> 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. 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>City of Corona Public Works</p>	<p>During grading and construction weekly inspections</p>	<p>Prior to Grading</p>	<p>On-site weekly inspections by City and Contractor shall prepare and make available to the City monthly reports and an inspection log.</p>		<p>Issuance of Stop Work Order</p>
<p>4.9.6.2A: 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).</p>	<p>City of Corona Public Works</p>	<p>Prior to grading</p>	<p>Prior to Issuance of Grading Permit and Building</p>	<p>Submittal of WQMP to City for review and approval</p>		<p>Withhold Grading Permit and/or Building Permits.</p>

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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.			Permits			
<p>4.9.6.3A: 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; • Use of alternative water sources (e.g., reclaimed water); and • Educational materials to be utilized by the project tenants. 	<p>City of Corona</p> <p>Building and Safety</p> <p>Water and Power</p>	Prior to grading	Prior to Issuance of Grading Permits	Submittal of a Water Conservation Plan for City review and approval.		Withhold Grading Permit
<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</p> <p>Building and Safety</p> <p>Water and Power</p>	Prior to issuance of Occupancy Permits for any development.	Prior to issuance of Occupancy Permits for any development.	Submittal of proof to the City that an educational program regarding water usage has been developed.		Withhold Occupancy Permits.
4.9.6.4A: Prior to the issuance of grading permits of any	City of Corona	Prior to	Prior to	Submittal of		Withhold

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<p>development within the Arantine Hills Specific Plan, the project proponent shall ensure that drainage facilities and/or improvements necessary for the protection of the project from the 100-year flood are identified and incorporated into the improvement plans that will be reviewed and approved by the City. A floodplain and sediment transport study prepared for Bedford Canyon Wash, along with other required drainage and/or hydraulic studies, shall be submitted to the Riverside County Flood Control and Water Conservation District for review, approval, and consideration of acceptance of the Bedford Canyon Wash improvements associated with the proposed development. Acceptance of Bedford Wash improvements by the Flood Control and Water Conservation District requires approval of the associated plans and pertinent drainage studies including the sediment transport study. These drainage improvements are required to ensure the proposed project will be protected from the 100-year flood.</p>	Public Works	grading	Issuance of Grading Permit	drainage plans to City for review and approval		Grading Permits
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 standards. The final noise analysis shall include but shall not be limited to the following:</p> <ul style="list-style-type: none"> • Construction Noise Mitigation Program. The program shall include noise monitoring at selected noise sensitive locations, monitoring complaints procedures, identification of haul routes (if applicable), and identification and mitigation of the major sources of 	<p>City of Corona Building and Safety Planning Division</p>	Tentative Map Approval	Prior to approval of a tentative tract map for each residential area or approval of commercial or industrial uses.	The project proponent shall prepare, submit, and receive approval from the City, a final noise analysis.		Deny Approval of the Tentative Tract Map.

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>noise.</p> <ul style="list-style-type: none"> Construction Contractor Requirements. 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</p> <p>Building and Safety</p> <p>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 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</p> <p>Building and Safety</p> <p>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 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>
TRANSPORTATION						
<p>4.16.6.1A: Prior to issuance of a Certificate of Occupancy for the first dwelling unit and/or commercial, office or industrial building within the Specific Plan area, the project proponent shall construct or guarantee the construction of the improvements identified below as mitigation measures for existing plus project conditions. Additionally, the Cajalco Road/I-15 Interchange project (which includes a new 6-lane</p>	<p>City of Corona</p> <p>Building and Safety</p> <p>Public Works</p>	<p>Once after construction.</p>	<p>Prior to the Issuance of Certificate of Occupancy.</p>	<p>Evidence of Payment of City DIF fees.</p>		<p>Withhold Certificate of Occupancy.</p>

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<p>bridge over Interstate 15) must be in place to serve the existing plus project daily volumes. The following modifications to intersection configurations for existing baseline plus project are recommended to improve levels of service in accordance with City requirements:</p> <ul style="list-style-type: none"> • Masters Drive/California Drive: Install a traffic signal. • Masters Drive/Eagle Glen Parkway: Install a traffic signal. • Bedford Canyon Road/Eagle Glen Parkway: Add a northbound left-turn lane, a northbound through lane, two northbound right turn lanes with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, an eastbound through lane, and two westbound left-turn lanes. • I-15 Southbound Ramps/Cajalco Road: Add a second southbound left-turn lane, a second southbound right-turn lane, reconstruct the eastbound approach to provide two left-turn lanes and two through lanes, and reconstruct the westbound approach to provide one through lane and one right-turn lane. • I-15 Northbound Ramps/Cajalco Road: Add a second eastbound left-turn lane. 	<p>Planning Division</p>					
<p>4.16.6.2A: Prior to issuance of a Certificate of Occupancy for the first dwelling unit and/or commercial, office or industrial building within the Specific Plan area, the project proponent shall construct or guarantee the construction of those improvements identified below as mitigation measures for year 2014 plus project conditions. In addition, the project proponent shall participate in the City of Corona Development</p>	<p>City of Corona Building and Safety Public Works</p>	<p>Prior to issuance of Certificate of Occupancy on first dwelling unit and/or</p>	<p>Prior to the Issuance of Certificate of Occupancy.</p>	<p>Evidence of Payment of City of Corona Development Impact Fee Program Riverside</p>		<p>Withhold Certificate of Occupancy</p>

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>Impact Fee Program and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program. Additionally, the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) must be in place to serve the existing plus project daily volumes.</p> <ul style="list-style-type: none"> • Bedford Canyon Road/Eagle Glen Parkway: Add a northbound left-turn lane, a northbound through lane, a northbound right-turn lane with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, and a westbound left-turn lane. • I-15 Southbound Ramps/Cajalco Road: Reconstruct the eastbound approach to provide two left-turn lanes and one through lane. • Street C/Eagle Glen Parkway: Install a traffic signal, add a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane. • Street C/Street B: Add a westbound stop sign, a northbound all-way lane, a southbound all-way lane, and a westbound all-way lane. • Street A/Driveway 1: Add an eastbound stop sign, a northbound all-way lane, a southbound all-way lane, and an eastbound all-way lane. 		commercial, office or industrial building.		County TUMF fees.		
<p>4.16.6.2B: Prior to the issuance of a Certificate of Occupancy for a project developed within the Specific Plan area, each developer shall consult with the City to determine if a project-specific traffic analysis is required for the proposed project. The City shall determine if the proposed project meets the requirements for a preparation of a traffic analysis based on guidelines established by the City of Corona. If the City</p>	City of Corona Public Works	Prior to the Issuance of Certificate of Occupancy.	Prior to issuance of Certificate of Occupancy on any building.	Each developer shall consult with the City to determine if a project-specific traffic analysis is required for		Withhold Occupancy Permits.

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<p>determines that a project-specific traffic analysis is required, the project proponent shall submit a project-specific traffic analysis for review and approval by the City. The traffic analysis shall identify trips that would be generated by the project and any fair-share contributions required to maintain the levels of service on these study area intersections. The payment of a fair-share contribution shall be made through an established City of Corona impact fee and participation in the WRCOG's TUMF Program, as appropriate, or construction of off-site facilities under appropriate fee credit agreements for improvements deemed appropriate by the City.</p>				<p>the proposed project.</p> <p>If a traffic analysis is required, it shall be prepared and submitted to the City for review and approval.</p>		
<p>4.16.6.3A: Prior to the issuance of a Certificate of Occupancy for a project developed in Phases 3 and 4 within the Specific Plan area, the project proponent shall construct or guarantee the construction of those improvements identified below as mitigation measures for year 2019 plus project conditions. In addition, the project proponent shall participate in the City of Corona Development Impact Fee Program and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program. Additionally, the Cajalco Road/I-15 Interchange project (which includes a new 6-lane bridge over Interstate 15) must be in place prior to issuance of any Certificates of Occupancy for a project developed in Phase 2 in order to serve the existing plus project daily volumes.</p> <ul style="list-style-type: none"> • Masters Drive/Eagle Glen Parkway: Install a traffic signal. • Bedford Canyon Road/Eagle Glen Parkway: Add a northbound left-turn lane, a northbound through lane, two northbound right-turn lanes with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, a third eastbound through lane, and two westbound left-turn lanes. • I-15 Southbound Ramps/Cajalco Road: Add a 	<p>City of Corona Public Works</p>	<p>Prior to the Issuance of Certificate of Occupancy.</p>	<p>Prior to issuance of Certificate of Occupancy on any building within Phase 3 and 4.</p>	<p>Evidence of Payment of City of Corona Development Impact Fee Program Riverside County TUMF fees.</p>		<p>Withhold Occupancy Permits.</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>second southbound left-turn lane, a second southbound right-turn lane, reconstruct the eastbound approach to provide two left-turn lanes and two eastbound through lanes, and reconstruct the westbound approach to provide one through lane and one shared through/right-turn lane.</p> <ul style="list-style-type: none"> • I-15 Northbound Ramps/Cajalco Road: Add a second northbound left-turn lane and a second eastbound left-turn lane. • Street C/Eagle Glen Parkway: Add traffic signal, a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane. • Street C/Street B: Add an eastbound stop sign and an all-way lane at all approaches. • Street A/Driveway 1: Install a traffic signal, a northbound left-turn lane, a northbound through right lane, a southbound left-turn lane, a southbound through/right-turn lane, an eastbound left-turn lane, an eastbound through/right-turn lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane with westbound right-turn overlap phasing. • Street A/Street B: Install a traffic signal, a northbound left-turn lane, a northbound through lane, a southbound left-turn lane, a southbound through lane, an eastbound left-turn lane, an eastbound through lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane. 						
<p>4.16.6.4A: The project proponent shall construct or guarantee the construction of those improvements identified below as mitigation measures for year 2035 plus project conditions. In addition, the project proponent shall construct a new I-15 southbound slip on-ramp for the Cajalco Road/I-15</p>	<p>City of Corona Public Works</p>	<p>Prior to the Issuance of Certificate of Occupancy.</p>	<p>Prior to issuance of Certificate of Occupancy on any building</p>	<p>Evidence of construction of the improvements.</p>		<p>Withhold Occupancy Permits.</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>Interchange.</p> <ul style="list-style-type: none"> • Masters Drive/Bennett Avenue: Install a traffic signal. • Masters Drive/Eagle Glen Parkway: Install a traffic signal. • Bedford Canyon Road/Eagle Glen Parkway: Add a northbound left-turn lane, a northbound through lane, two northbound right-turn lanes with northbound right-turn overlap phasing, a second southbound left-turn lane, a southbound through lane, a third eastbound through lane, and two westbound left-turn lanes. • I-15 Ramps/El Cerrito Road: Add a second southbound right-turn lane and an eastbound right-turn lane. • I-15 Southbound Ramps/Cajalco Road: Add a second southbound left-turn lane, a second southbound right turn lane, reconstruct the eastbound approach to provide three through lanes and a right-turn lane, and reconstruct the westbound approach to provide two through lanes and a right-turn lane. • I-15 Northbound Ramps/Cajalco Road: Add a second northbound left-turn lane, reconstruct the eastbound approach to provide three through lanes and a right-turn lane, and reconstruct westbound approach to provide three through lanes and a right turn lanes. • Temescal Canyon Road/Cajalco Road: Add a second northbound through lane, a second southbound left-turn lane, a second eastbound through lane, and a westbound right-turn lane with westbound right-turn overlap phasing. 			within Phase 4.			

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> • Street C/Eagle Glen Parkway: Add traffic signal, a northbound left-turn lane, a northbound right-turn lane, and a westbound left-turn lane. • Street C/Street B: Add an eastbound stop sign and an all-way lane at all approaches. • Street A/Driveway 1: Install a traffic signal, a northbound left-turn lane, a northbound through/right-turn lane, a southbound left-turn lane, a southbound through/right-turn lane, an eastbound left-turn lane, an eastbound through/right-turn lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane with westbound right-turn overlap phasing. • Street A/Street B: Install a traffic signal, a northbound left-turn lane, a northbound through/right-turn lane, a southbound left-turn lane, a southbound through/right-turn lane, an eastbound left-turn lane, an eastbound through/right-turn lane, a westbound left-turn lane, a westbound through lane, and a westbound right-turn lane. 						
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 WRF3 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>	<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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<p>4.17.6.1B: The City shall implement the mitigation and monitoring plan identified in the EIR for Wastewater Treatment Plant No. 3 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. 3 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>

APPENDIX A:
BIOLOGICAL AND STREAMBED/JURISDICTIONAL UPDATE,
MAY 2012

MEMORANDUM

GLENN LUKOS ASSOCIATES

Regulatory Services



PROJECT NUMBER: 0374-0010tine

TO: Ray Hussey
Bentley Kerr

FROM: Martin Rasnick

DATE: May 4, 2012

SUBJECT: Arantine Hills Specific Plan Project; City of Corona, Riverside County, California: Biological and Streambed/Jurisdictional Update; 276-Acre Project Footprint

Glenn Lukos Associates (GLA) prepared a jurisdictional delineation report for the Arantine Hills Specific Plan Project (Project) located in the City of Corona, Riverside County, California in October 2010. We also prepared a biological resources report for the Project in November 2010. As part of each report, GLA considered a larger “Study Area” as compared to the approximate 276-acre Project site. The purpose for this larger “Study Area” was to ensure that, should off site disturbance to areas adjacent to the Project site be necessary, these areas would have been studied and evaluated pursuant to the California Environmental Quality Act (CEQA).

Since GLA prepared the reports noted above, it was determined that off site improvements would not be a part of the Project; therefore, GLA is providing this memorandum updating information contained in our jurisdictional delineation report and biological resources report. This memorandum evaluates total land use of vegetation and vegetated or unvegetated streambed, as well as impacts to these resources, in compliance with CEQA.¹

BIOLOGY

The Project’s vegetation/land use types and acreages are contained in Table 1 below.

¹ Please note that GLA is still providing an acreage calculation within the off site upstream reach of Bedford Canyon Wash adjacent to the eastern/southeastern project boundary and the off site downstream reach of Bedford Canyon Wash between the Project boundary and the Interstate 15 Freeway Bridge. Impacts associated with these areas have already been evaluated as part of previous documentation contained in the Project CEQA document.

Table 1. Summary of Vegetation/Land Use Types

Vegetation/Land Use Type	Area (Acres)
Disturbed/Developed	10.47
Disturbed Riversidian Sage Scrub	5.76
Encelia Dominated Scrub	1.94
Mulefat Scrub	0.35
Non-Native Grassland	4.43
Ornamental/Exotic	3.50
Riversidian Sage Scrub	11.82
Riversidian Sage Scrub/Chaparral	31.36
Ruderal Vegetation	202.44
Unvegetated Streambed	3.76
Willow Trees	0.14
Concrete Channel with Sediment and Riparian Habitat	0.01
Total Vegetation/Land Use Acreage	275.98

Based upon the 276-acre Project footprint, the Project vegetation/land use impact acreage (by habitat type) is contained in Table 2 below.

Table 2. Proposed Vegetation/Land Use Impacts.

Vegetation/Land Use Type	Development Footprint (acres)	Conservation (acres)
Disturbed/Developed	6.43	4.04
Disturbed Riversidian Sage Scrub	0.17	5.59
Encelia Dominated Scrub	0.00	1.94
Mulefat Scrub	0.00	0.35
Non-Native Grassland	4.43	0.0
Ornamental/Exotic	1.22	2.28
Riversidian Sage Scrub	1.04	10.78
Riversidian Sage Scrub/Chaparral	28.58	2.78
Ruderal Vegetation	197.42	5.02
Unvegetated Streambed	0.13	3.63
Willow Trees	0.04	0.10
Concrete Channel with Sediment and Riparian Habitat	0.01	0.0
Totals	239.47	36.51

Impacts to Native Vegetation Types

The proposed Arantine Hills Specific Plan, including fuel modification, would result in permanent impacts to approximately 29.97 acres of native vegetation types, including disturbed Riversidian sage scrub, Riversidean sage scrub, Riversidian sage scrub/chaparral, unvegetated streambed, riparian habitat, and willow trees.

Disturbed Riversidian Sage Scrub

The proposed Project would result in direct impacts to 0.17 acre of disturbed Riversidian sage scrub, all of which is associated with grading. These impacts would be less than significant. Furthermore, all remaining areas of disturbed Riversidian sage scrub associated with the Project Study Area (5.59 acres) are located within the proposed conservation area.

Impacts to disturbed Riversidean sage scrub would be potentially significant prior to mitigation. The Project has been designed to reduce impacts to disturbed Riversidean sage scrub, and is avoiding approximately 5.59 acres of disturbed Riversidean sage scrub. The majority of the habitat to be conserved represents moderate quality habitat for a variety of special-status animals and plants. Impacts to sage scrub communities are covered and mitigated for through the MSHCP. With coverage/mitigation afforded by the MSHCP and with the conservation of the additional scrub habitat, impacts to disturbed Riversidean sage scrub would be mitigated to below a level of significance.

Riversidean sage scrub

The proposed Project would result in direct impacts to 1.04 acres of Riversidian sage scrub, all of which is associated with grading. These impacts would be less than significant. Furthermore, all remaining areas of Riversidian sage scrub associated with the Project Study Area (10.78 acres) are located within the proposed conservation area.

Impacts to Riversidean sage scrub would be potentially significant prior to mitigation. The Project has been designed to reduce impacts to Riversidean sage scrub, and is avoiding approximately 10.78 acres of Riversidean sage scrub. The majority of the habitat to be conserved represents high quality habitat for a variety of special-status animals and plants. Impacts to sage scrub communities are covered and mitigated for through the MSHCP. With coverage/mitigation afforded by the MSHCP and with the conservation of the additional scrub habitat, impacts to Riversidean sage scrub would be mitigated to below a level of significance.

Riversidian Sage Scrub/Chaparral

The proposed Project would result in direct impacts to 28.58 acres of Riversidian sage scrub/chaparral, all of which is associated with grading. These impacts would be less than significant. The remaining area of Riversidian sage scrub/chaparral associated with the Project Study Area (2.78 acres) is located within the proposed conservation area. With coverage/mitigation afforded by the MSHCP and with the conservation of the additional scrub habitat, impacts to Riversidian sage scrub/chaparral would be mitigated to below a level of significance.

Unvegetated Streambed

The proposed Project would result in permanent impacts to 0.13 acre of unvegetated streambed, all of which is associated with grading. These impacts would be considered significant prior to mitigation. The Project applicant will be required to obtain a U.S. Army Corps of Engineers (Corps) Section 404 Permit, Santa Ana Regional Water Quality Control Board (Regional Board) Section 401 Water Quality Certification, and California Department of Fish and Game (CDFG) Section 1602 Streambed Alteration Agreement, and prepare a DBESP that is approved by the City of Corona. Mitigation will require the replacement of impacts at a minimum of a 1:1 ratio. The remaining area of unvegetated streambed associated with the Project (3.63 acres) is located within the proposed conservation area of Bedford Wash. With the proposed mitigation, impacts to unvegetated streambed would be mitigated to below a level of significance.²

Willow Trees

The proposed Project would result in direct impacts to 0.04 acre of willow trees. A few individuals of arroyo willow (*Salix lasiolepis*) are located in the eastern portion of the Project area associated with a small man-made, remnant stock pond. This small man-made pond was used historically for agricultural irrigation at the adjacent agricultural fields. When the remnant pond was constructed, it was lined with asphalt or tar, which is still present, along with sediment that has entered the feature from adjacent upper areas. Therefore, the willow trees are considered artificially created. Impacts to the willow trees would be considered less than significant.

² Please note that the Project proponent may be required to temporarily disturb 1.82 acres of off site streambed within Bedford Wash upstream and/or downstream of the Project site as part of remedial grading activities. If such a disturbance is necessary, the temporarily disturbed areas would be mitigated at a minimum 1:1 ratio through restoration of the streambed to pre-impact condition once Project construction has been completed. Such an impact would be considered less than significant with mitigation incorporated.

Concrete Channel With Sediment and Riparian Habitat

The proposed Project would result in direct impacts to 0.01 acre of concrete channel with sediment and riparian habitat. A few cattails (*Typha domingensis*), one or two mule fat (*Baccharis salicifolia*) shrubs, and one arroyo willow (*Salix lasiolepis*) tree are located in the northern portion of the Project area associated with a v-ditch that drains onto the Project site from a commercial shopping/restaurant center located along the northern side of Eagle Glen Parkway. This feature accepts flows from the commercial center and has limited ponding as a result of the discharge of urban runoff.

These impacts would be considered significant prior to mitigation. The Project applicant will be required to obtain a Corps Section 404 Permit, Regional Board Section 401 Water Quality Certification, and (CDFG Section 1602 Streambed Alteration Agreement, and prepare a DBESP that is approved by the City of Corona. Mitigation will require the replacement of impacts at a minimum of a 1:1 ratio. With the proposed mitigation, impacts to the concrete channel with sediment and riparian vegetation would be mitigated to below a level of significance.

Special-Status Plants and Animals

Impacts to special status plants and animals have already been fully analyzed as part of the Project biological resources report contained in this CEQA document. Since additional areas beyond the limits of the Project were already analyzed, it does not require additional analysis in this memorandum.

Raptor Foraging Habitat, Wildlife Movement, and Nesting Birds

Impacts to raptor foraging habitat, wildlife movement, and nesting birds have already been fully analyzed as part of the Project biological resources report contained in this CEQA document. Since additional areas beyond the limits of the Project were already analyzed, it does not require additional analysis in this memorandum.

Indirect Impacts to Biological Resources

Indirect impacts to biological resources have already been fully analyzed as part of the Project biological resources report contained in this CEQA document. Since additional areas beyond the limits of the Project were already analyzed, it does not require additional analysis in this memorandum.

Cumulative Impacts to Biological Resources

Cumulative impacts to biological resources have already been fully analyzed as part of the Project biological resources report contained in this CEQA document. Since additional areas beyond the limits of the Project were already analyzed, it does not require additional analysis in this memorandum.

JURISDICTIONAL DELINEATION

The Project's total U.S. Army Corps of Engineers (Corps) and California Department of Fish and Game (CDFG) jurisdictional totals are listed in Tables 3 and 4 below.

Table 3. Corps Jurisdictional Acreage on Site

Drainage	Total Corps Jurisdiction (acres)	Total Wetlands (acres)	Drainage Length (ft)	Drainage Width (ft)
Bedford Wash	3.76	0.0	3,334	27 to 69
Tributary A	0.04	0.0	842	2 to 4
Tributary B	0.06	0.0	1,325	2
Tributary C	0.03	0.0	347	2 to 8
Ditch A	0.17	0.0	2,263	2 to 5
TOTAL	4.06	0.0	8,111	

Table 4. CDFG Jurisdictional Acreage on Site

Drainage	Total CDFG Unvegetated Streambed (acres)	Total Riparian Vegetation (acres)	Total CDFG Jurisdiction (acres)	Drainage Length (ft)	Drainage Width (ft)
Bedford Wash	3.75	0.01	3.76	3,334	27 to 69
Tributary A	0.04	0.12	0.16	842	2 to 13
Tributary B	0.08	0.33	0.41	1,325	2 to 22
Tributary C	0.03	0.0	0.03	347	2 to 8
Ditch A	0.17	0.01	0.18	2,263	2 to 5
TOTAL	4.07	0.47	4.54	8,111	

Based upon the 276-acre Project footprint, permanent impacts to Corps jurisdiction are outlined in Table 5 below. Permanent impacts to CDFG jurisdiction are outlined in Table 6 below.

Table 5. Permanent Impacts to Corps Jurisdiction.

Drainage Feature	Impacts to Corps Non-Wetland Waters (Acres)	Impacts to Wetlands (Acres)	Total Impacts to Corps Jurisdiction (Acres)
Bedford Wash	0.13	0.0	0.13
Tributary A	0.0	0.0	0.0
Tributary B	0.0	0.0	0.0
Tributary C	0.03	0.0	0.03
Ditch A	0.17	0.0	0.17
Total Jurisdiction	0.33	0.0	0.33

Table 6. Permanent Impacts to CDFG Jurisdiction.

Drainage Feature	Impacts to Unvegetated Streambed (Acres)	Impacts to Vegetated Riparian Habitat (Acres)	Total Impacts to CDFG Jurisdiction (Acres)
Bedford Wash	0.13	0.0	0.13
Tributary A	0.0	0.0	0.0
Tributary B	0.0	0.0	0.0
Tributary C	0.03	0.0	0.03
Ditch A	0.17	0.01	0.18
Total Jurisdiction	0.33	0.01	0.34

Please note that a 1.82-acre, 2,186 linear-foot off site segment of Bedford Wash was previously analyzed both upstream and downstream of the Project site. This analysis is contained within the previously described biological and jurisdictional delineation reports contained in this CEQA document.

MSHCP

Permanent impacts to Western Riverside County Multiple Species Habitat Conservation Area (MSHCP) “Riverine/Riparian” areas, based upon the 276-acre Project footprint, are outlined in Table 7 below.

Table 7. Permanent Impacts to MSHCP Riverine/Riparian Areas.

Drainage Feature	Unvegetated Streambed (Acres)	Vegetated Riparian Habitat (Acres)	Total MSHCP Riparian/Riverine Areas (Acres)
Bedford Wash	0.13	0.0	0.13
Tributary A	0.0	0.0	0.0
Tributary B	0.0	0.0	0.0
Tributary C	0.03	0.0	0.03
Ditch A	0.17	0.01	0.18
Total Jurisdiction	0.34	0.0	0.34

MITIGATION

Mitigation for the Coastal California gnatcatcher, Raptor Foraging Habitat, Nesting Birds, and Wildlife Movement have already been fully analyzed as part of the Project biological resources report contained in this CEQA document. Since additional areas beyond the limits of the Project were already analyzed and acceptable compensatory mitigation has been proposed, no further analysis in this memorandum is necessary.

Jurisdictional Waters

The following mitigation measures shall be applied to impacts to jurisdictional waters:

- Prior to the issuance of a grading permit, individual projects will obtain the necessary authorizations from the regulatory agencies for proposed impacts to jurisdictional waters. Authorizations may include, but are not limited to, a Section 404 permit from the Corps, a Section 401 Water Quality Certification from the Regional Board, and a Section 1602 Streambed Alteration Agreement from CDFG.
- Project-specific impacts to jurisdictional waters will be mitigated at a minimum 1:1 ratio in a manner to be determined by the Project proponent and the City. The Corps, CDFG, and the Regional Board will also approve mitigation during the permitting process.

Riparian/Riverine and Vernal Pool Areas

The Project will result in unavoidable permanent impacts to 0.33 acre of unvegetated streambed and 0.01 acre of vegetated riparian habitat, which meets the definition of MSHCP riparian/riverine areas.

To mitigate for the permanent loss of 0.34 acre of MSHCP riparian/riverine areas, the applicant shall pay a one-time in-lieu fee to a Corps and/or CDFG-approved mitigation bank and/or in-lieu fee program, such as the Santa Ana Watershed Association (SAWA) In-Lieu Fee Wetland Creation Program or the Riverside County Regional Park and Open Space District Santa Ana River Mitigation Bank (SARMB), for the purchase of no less than 0.68 acre of vegetated riparian and/or wetland habitat establishment, re-establishment, and/or rehabilitation at a 2:1 mitigation-to-impact ratio.

The SAWA in-lieu fee program is a Corps-approved In-Lieu Fee Program, which involves replanting currently disturbed areas with native species following the removal of non-wetland plants from a location in the Santa Ana River Watershed where wetland hydrology and soils exist. The SARMB is a Corps-approved mitigation bank that removes exotic vegetation such as giant reed (*Arundo donax*) and tamarisk (*Tamarix ramosissima*) from existing wetlands, to allow native vegetation such as willows and cottonwoods to re-establish themselves.

The Project proponent may be required to temporarily disturb 1.82 acres of off site streambed within Bedford Wash upstream and/or downstream of the Project site as part of remedial grading activities beyond the 276-acre footprint. If such a disturbance is necessary, the temporarily disturbed areas would be mitigated at a minimum 1:1 ratio through restoration of the streambed to pre-impact condition once Project construction has been completed. Such an impact would be considered less than significant with mitigation incorporated.

With the proposed mitigation and approval of a DBESP, impacts to MSHCP riparian/riverine areas will be reduced to a less than significant level.

Level of Significance After Mitigation

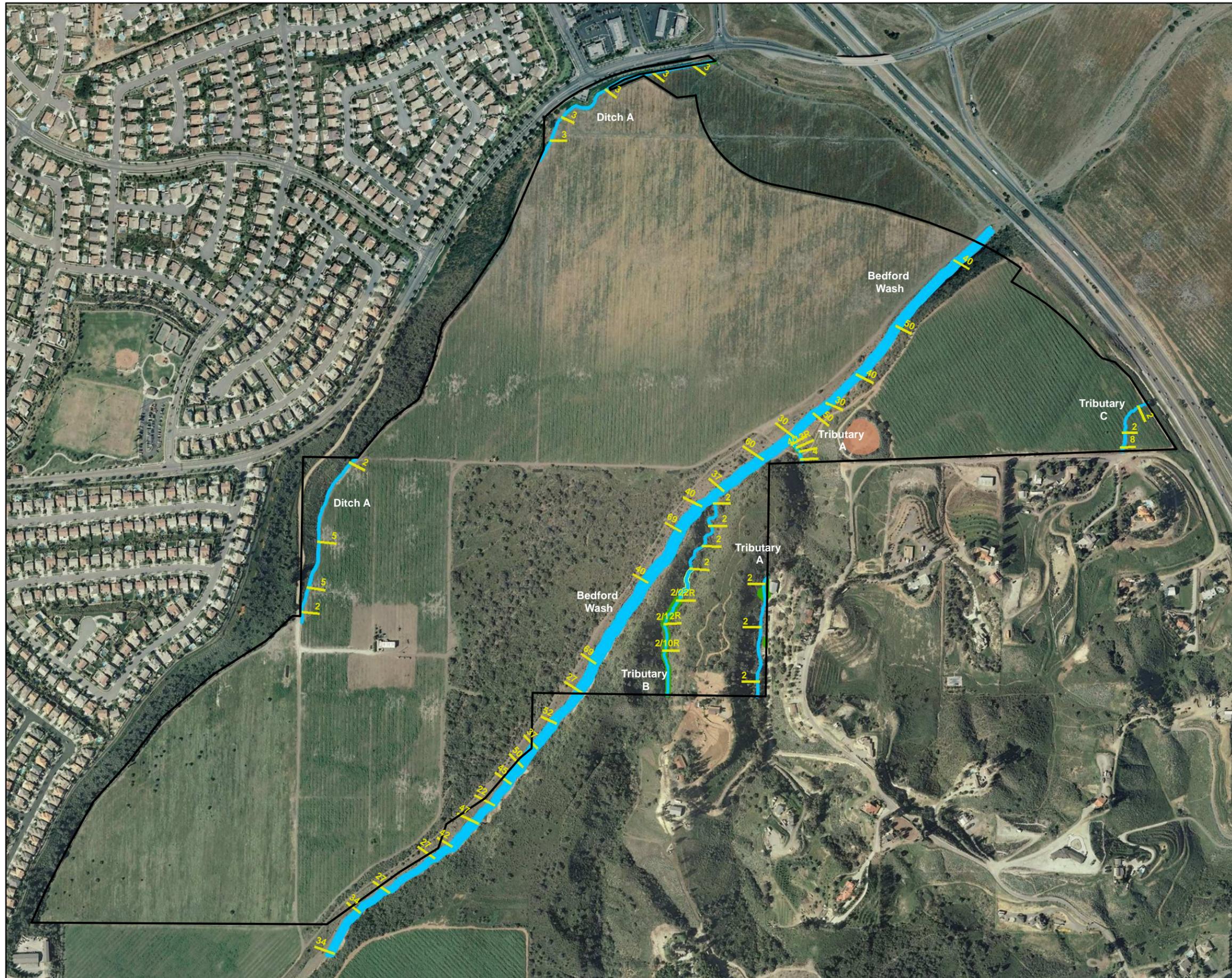
With the Project's participation and compliance with the MSHCP, with coverage afforded by the MSHCP, and with the mitigation measures described above and within the Project's original biological resources report, direct and cumulative impacts to biological resources will be mitigated below a level of significance.

The following exhibits are included as part of this memorandum:

- 1) Vegetation Map;
- 2) Vegetation Impact Map;
- 3) Jurisdictional Delineation Map; and
- 4) Jurisdictional Delineation Impact Map.

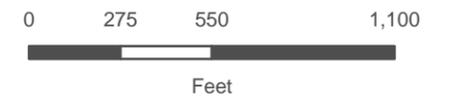
Ray Hussey, LSA Associates
Bentley Kerr, Bluestone Communities
May 4, 2012
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If you have questions regarding the information contained in this memorandum, please feel free to contact me at (949) 837-0404, Ext. 20 at the office or (714) 323-6221 on my cellular telephone. Thank you.



Legend

-  Project Boundary
-  Approximate Location of Non-Jurisdictional Isolated Remnant Agricultural Pond
-  Corps Waters/CDFG Unvegetated Streambed
-  CDFG Unvegetated Streambed Only
-  CDFG Riparian Only
-  4/13R Width of Jurisdictional Feature in Feet

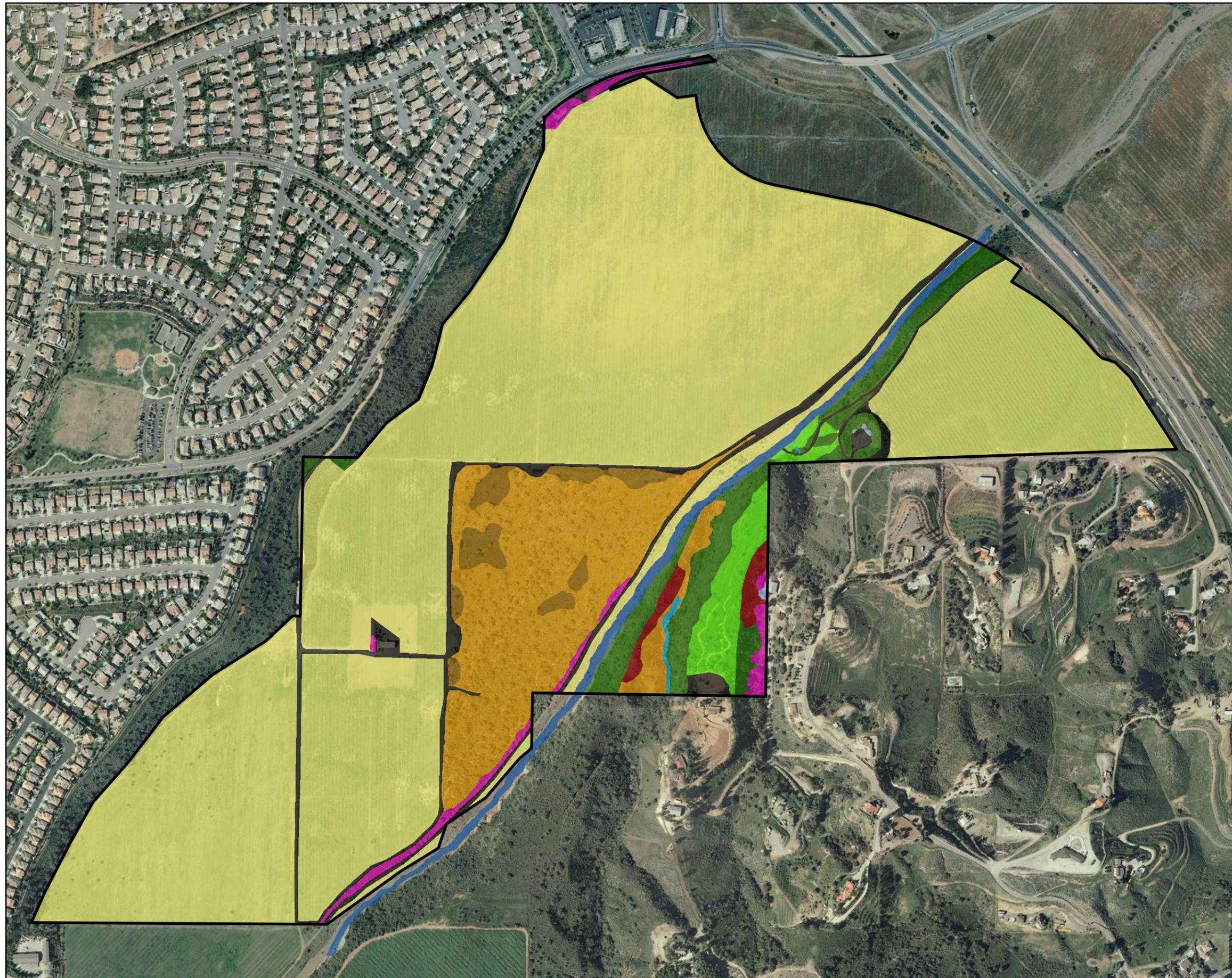


ARANTINE HILLS
Jurisdictional Delineation Map

GLENN LUKOS ASSOCIATES

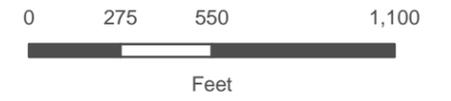


Exhibit 1



Legend

- Project Boundary
- Concrete Channel With Sediment Riparian Habitat
- Disturbed Riversidean Sage Scrub
- Disturbed/Developed
- Encilia Dominated Scrub
- Mulefat Scrub
- Non-native Grassland
- Ornamental/Exotic
- Riversidean Sage Scrub
- Riversidean Sage Scrub/Chaparral
- Ruderal
- Unvegetated Streambed
- Willow

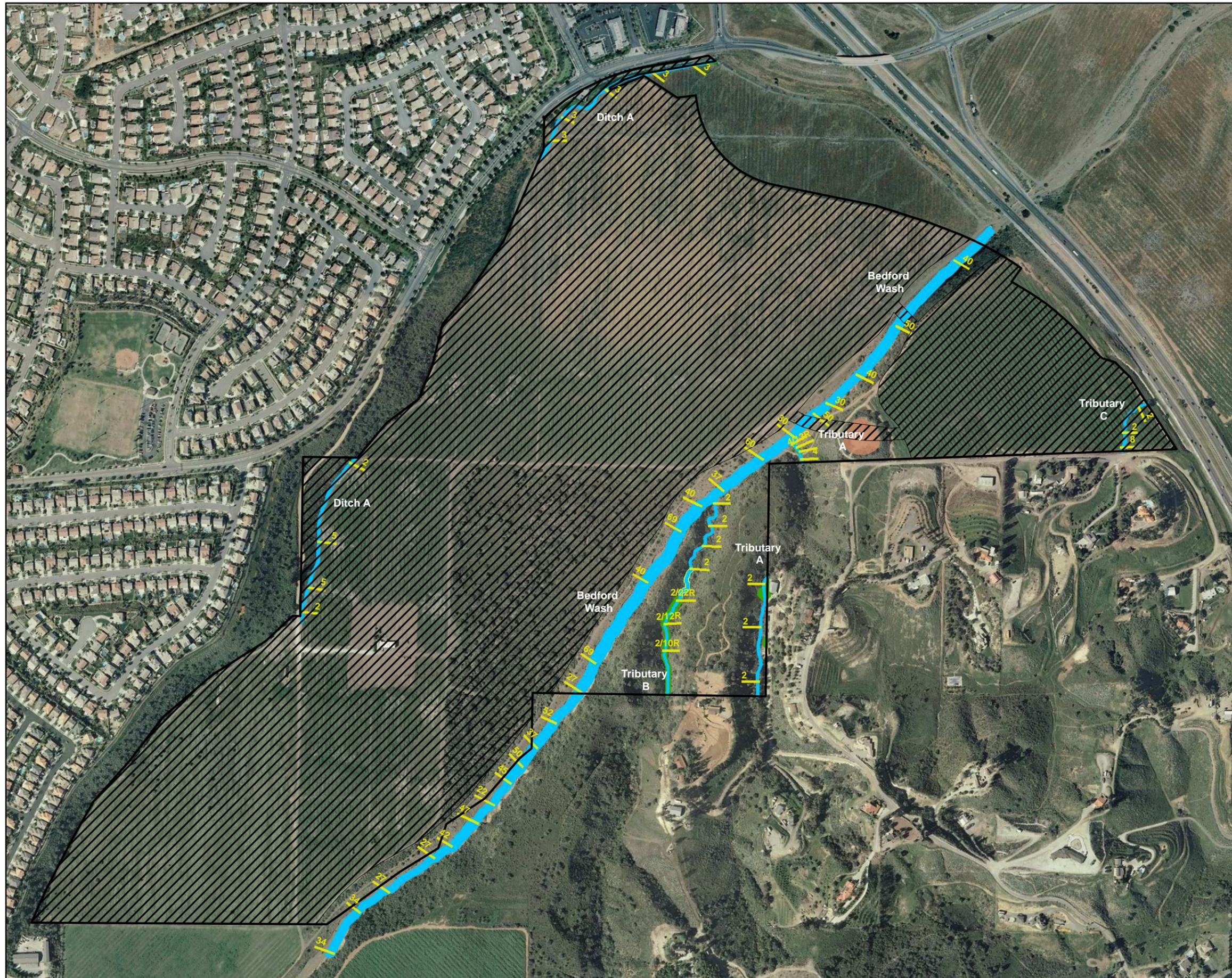


ARANTINE HILLS
Vegetation Map

GLENN LUKOS ASSOCIATES

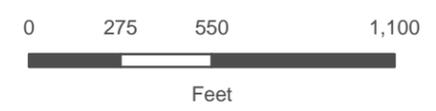


Exhibit 2



Legend

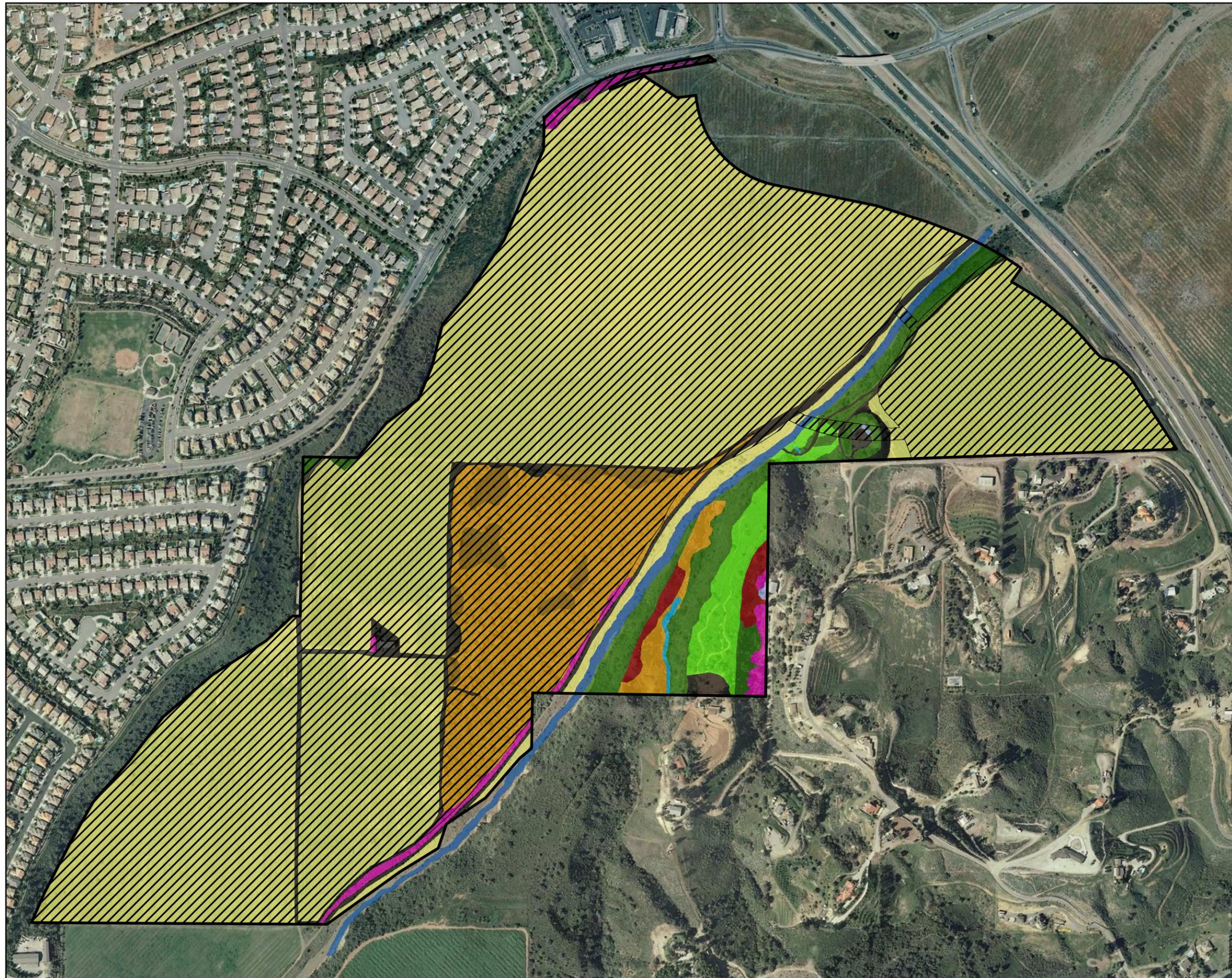
- Project Boundary
- Project Footprint
- Approximate Location of Non-Jurisdictional Isolated Remnant Agricultural Pond
- Corps Waters/CDFG Unvegetated Streambed
- CDFG Unvegetated Streambed Only
- CDFG Riparian Only
- Width of Jurisdictional Feature in Feet



ARANTINE HILLS
 Jurisdictional Delineation Impact Map

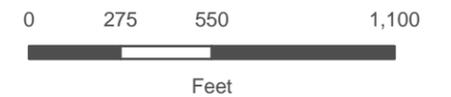
GLENN LUKOS ASSOCIATES 

Exhibit 3



Legend

-  Project Boundary
-  Project Footprint
-  Concrete Channel With Sediment Riparian Habitat
-  Disturbed Riversidean Sage Scrub
-  Disturbed/Developed
-  Encilia Dominated Scrub
-  Mulefat Scrub
-  Non-native Grassland
-  Ornemantal/Exotic
-  Riversidean Sage Scrub
-  Riversidean Sage Scrub/Chaparral
-  Ruderal
-  Unvegetated Streambed
-  Willow



ARANTINE HILLS

Vegetation Impact Map

GLENN LUKOS ASSOCIATES



Exhibit 4