

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2006091093

Project Title: Bedford Marketplace / DPR2019-0019, DPR2019-0020 and DPR2019-0021

Lead Agency: City of Corona

Contact Person: Sandra Yang, Senior Planner

Mailing Address: 400 S. Vicentia Avenue

Phone: (951) 279-3553

City: Corona

Zip: CA

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Corona

Cross Streets: Eagle Glen Parkway and I-15 Freeway

Zip Code: 92882

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 17.85

Assessor's Parcel No.: 279-240-033, 279-240-019

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: Interstate 15

Waterways: Bedford Wash

Airports: _____

Railways: _____

Schools: _____

Document Type:

CEQA: ☒ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS

☐ Other: _____

☐ Mit Neg Dec

Other: _____

☐ FONSI

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☒ General Plan Amendment

☐ Master Plan

☐ Prezone

OCT 28 2019

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☒ Use Permit

☐ Coastal Permit

☐ Community Plan

☒ Site Plan

☒ Land Division (Subdivision, etc.)

☒ Other: Specific Plan Amendment

Development Type:

☐ Residential: Units _____ Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____

☒ Commercial: Sq.ft. 134,378

Acres 21.67

Employees _____

☐ Mining: Mineral _____

☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____

☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____

☐ Hazardous Waste: Type _____

☐ Water Facilities: Type _____

MGD _____

☒ Other: 135-room Hotel and 6.21 acres of Open Space

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☐ Fiscal

☐ Recreation/Parks

☐ Vegetation

☒ Agricultural Land

☒ Flood Plain/Flooding

☐ Schools/Universities

☒ Water Quality

☒ Air Quality

☐ Forest Land/Fire Hazard

☐ Septic Systems

☒ Water Supply/Groundwater

☒ Archeological/Historical

☒ Geologic/Seismic

☒ Sewer Capacity

☒ Wetland/Riparian

☒ Biological Resources

☐ Minerals

☒ Soil Erosion/Compaction/Grading

☒ Growth Inducement

☐ Coastal Zone

☒ Noise

☒ Solid Waste

☒ Land Use

☒ Drainage/Absorption

☐ Population/Housing Balance

☒ Toxic/Hazardous

☒ Cumulative Effects

☐ Economic/Jobs

☒ Public Services/Facilities

☒ Traffic/Circulation

☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant/Agriculture/Agriculture

Project Description: (please use a separate page if necessary)

See attached sheet.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>U.S. Army Corp. of Engineers</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>U.S. Fish & Wildlife Service</u>
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 28, 2019

Ending Date November 27, 2019

Lead Agency (Complete if applicable):

Consulting Firm: To Be Determined

Applicant: Glen Powles, Guardian Capital

Address: _____

Address: 5780 Fleet Street, Suite 225

City/State/Zip: _____

City/State/Zip: Carlsbad, CA 92008

Contact: _____

Phone: (760) 780-7167

Phone: _____

Signature of Lead Agency Representative: _____

Date: 10/24/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

The project is a proposal by Bedford Marketplace, LLC (Applicant) to amend the Arantine Hills Specific Plan (AHSP Amendment No. 3) to increase the boundary of the specific plan by approximately 17.85 acres. The proposal would also increase the area designated Commercial in the specific plan from 10.03 acres to approximately 21.67 acres and increase the amount of commercial use from 80,000 square feet to approximately 134,378 square feet plus a 135-room hotel (with a height of four stories or 50 feet, whichever is greater). Approximately 6.21 acres of the Proposed Project would be designated Open Space within the specific plan. The Applicant is requesting a General Plan Amendment, Specific Plan Amendment, Parcel Map, Construction Hours/Noise Variance, Precise Plan, and Conditional Use Permits.