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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2006091093

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

Lead Agency: City of Corona

Contact Name: Sandra Yang, Senior Planner

Email: Sandra.Yang@CoronaCA.gov Phone Number: (951) 279-3553

Project Location: Corona (*City*) Riverside (*County*)

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project is a relatively small commercial component of a large Specific Plan guiding the development of mostly residential uses. The overall Specific Plan has been the subject of three prior CEQA approvals. The current SEIR, SEIR No. 2, concludes all impacts are within the level of significance as previously analyzed in the prior CEQA approvals with the exception of noise. A temporary noise impact will occur if soil is imported from an off-site location, because the import operation would need to occur at nigh time to avoid disruption of traffic flow. The City noise ordinance does not allow such construction activities to occur at night, hence a Noise Variance will be required creating a temporary noise impact. No mitigation is feasible or applicable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

None.