

2.5 OTHER ISSUES

This section addresses other portions of the certified Final EIR that are in some way modified as a result of the revised Project Description included in this Supplemental EIR. In all cases, these changes are minor, not substantive, and in no way affect the analysis, conclusions or mitigation measures described in the certified Final EIR. In general, these changes are descriptive, and intended to clarify information provided in the original document that now more accurately reflects the revised project phasing. Modifications from the certified FEIR are indicated either through strikeout or underlined text.

2.5.1 Aesthetics

The discussion under Impact AES-1 on page 4.1-12 of the certified Final EIR related to views from Madonna Road is clarified as follows:

Views from Madonna Road. Views of the site from Madonna Road are dominated by stands of eucalyptus trees. In the short term, portions of the proposed residences constructed under Phase 1 (near the center of the site) would continue to be shielded from views from Madonna Road and the residences to the southwest by the eucalyptus trees, the existing structures on-site, and the post office. As the project is developed, ~~In Phase 3 of development of the project site,~~ the eucalyptus trees and existing on-site structures would be removed to accommodate high density multi-family residences adjacent to Madonna Road.

2.5.2 Agriculture

The discussion under Impact AG-3 on page 4.2-19 of the certified Final EIR related to short-term conflicts with agricultural uses is clarified as follows:

Short-Term Conflicts with Agricultural Uses. As described in Section 2.0, Project Description, project components could be constructed in any order, subject to growth management limitations set forth in the Specific Plan and the Development Agreement for the project. ~~the project would be constructed in six phases, resulting in a construction period that may last for up to six years.~~ Each phase of construction would require extensive earthwork, which would result in fugitive dust that could impact on-site and off-site crops and other agricultural activities...

2.5.3 Hydrology and Water Quality

The discussion under Impact HWQ-1 on page 4.8-22 of the certified Final EIR related the timing of project construction is clarified as follows:

...Project construction would occur over time subject to limitations set forth in the Specific Plan and the Development Agreement. ~~be phased over an approximately 7-year period.~~ In total, earthwork for buildout of the project site is estimated to require 817,200 cubic yards (CY) of cut, and 569,200 CY of fill, resulting in a need for approximately 248,000 CY of soil import. ...

2.5.4 Noise

The discussion under Impact N-1 on page 4.10-15 of the certified Final EIR related to noise generated from construction activity is clarified as follows:

Construction of the project would occur consistent with the growth management limitations set forth in the Specific Plan and the Development Agreement. ~~in six phases between 2017 and 2023. Phases 1, 2, and 3 – which include the proposed residential build out – would be constructed between 2017 and 2020. Phases 4 and 5 – which include office and hotel build out – would be constructed between 2018 and 2023. Phase 6 – which includes commercial build out – would be constructed between 2017 and 2020.~~