



CITY OF CORONA
MITIGATED NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

CZ2017-0101: An application to change the zone on 0.61 acres from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue.

PM 37357 (PM2017-0103): A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agriculture) Zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) Zone.

ENTITY OR PERSONS UNDERTAKING PROJECT:

Tim East
Evangelical Free Church of Corona
988 W. Ontario Avenue
Corona, Ca 92882

The City Council, having reviewed the initial study of this proposed project and the written comments received prior to the public meeting of the City Council, and having heard, at a public meeting of the Council, the comments of any and all concerned persons or entities, including the recommendation of the City's staff, does hereby find that the proposed project may have potentially significant effects on the environment, but mitigation measures or revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to a point where clearly no significant effects will occur. **Therefore, the City Council hereby finds that the Mitigative Negative Declaration reflects its independent judgment and shall be adopted.**

The Initial Study and other materials which constitute the records of proceedings, are available at the office of the City Clerk, City of Corona City Hall, 400 S. Vicentia Avenue, Corona, CA 92882.

Date: _____

Mayor
City of Corona

Date filed with County Clerk: _____



CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST

PROJECT TITLE:

CZ2017-0101: An application to change the zone on 0.61 acres from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue.

PM 37357 (PM2017-0103): A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agriculture) zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) zone.

PROJECT LOCATION:

Located on the north side of Othello Lane, south of Ontario Avenue, and west of Buena Vista Avenue, in the City of Corona, County of Riverside (APN: 113-420-009).

PROJECT PROPONENT:

Tim East
Evangelical Free Church of Corona
988 W. Ontario Avenue
Corona, CA 92882

PROJECT DESCRIPTION:

The project entails subdividing 6.8 acres into two parcels. Parcel 1 is 0.61 acres and Parcel 2 is 6.2 acres. The project also entails changing the zone on Parcel 1 from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) to enable the subdivision and development of a single family dwelling on the 0.61 acres. Parcel 2 contains an existing church which will remain. The project site is located on the north side of Othello Lane, south of Ontario Avenue, and west of Buena Vista Avenue. The applications associated with the proposal are PM 37357 and CZ2017-0101. The purpose of each application is described above under the Project Title section of this document.

ENVIRONMENTAL SETTING:

The 6.8-acre property contains the Evangelical Free Church of Corona, which is developed with buildings, a parking lot and landscaping. A small undeveloped area is located on the southwest corner of the property. The project site is relatively flat and is bordered by Ontario Avenue to the north with single family residential development beyond, First Presbyterian Church and a Rite Aid store to the east with Buena Vista Avenue and single-family residential developments beyond, Othello Lane to the south with single family residential developments beyond, and residential developments and vacant land to the west. The vacant land that borders the west perimeter of

the project site is currently being developed for single family homes.

GENERAL PLAN \ ZONING:

The subject property has a zoning of A (Agriculture) and a General Plan designation of LDR (Low Density Residential, 3 to 6 du/ac). The properties to the north are zoned R1-9.6 and have a General Plan designation of LDR. The property to the east is zoned R1-A (Single Family Residential, minimum lot size 40,000 square feet) and has a General Plan designation of LDR. The properties to the south are zoned R1-7.2 (Single Family Residential, minimum lot size 7,200 square feet) and have a General Plan designation of LMDR (Low Medium Density Residential, 6 to 8 du/ac). The properties to the west are zoned R1-9.6 and have a General Plan designation of LDR. The R1-9.6 Zone that is proposed for the 0.61 acres (Parcel 1) located on the southwest corner of the project site is consistent with the zoning of the abutting properties to the west and northwest of the project site. The remaining 6.2 acres (Parcel 2) containing the church buildings and parking lot will remain under the Agriculture Zone. The proposed project yields a density of 0.29 du/ac which is below the allowable density range of 3 to 6 du/ac established by the General Plan for the LDR (Low Density Residential) designation. The project's density is also below the maximum allowable density of 2.98 du/ac established by the South Corona Community Facilities Plan for the L (Low Density Residential) designation.

STAFF RECOMMENDATION:

The City's Staff, having undertaken and completed an initial study of this project in accordance with the City's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)", has concluded and recommends the following:

- The proposed project could not have a significant effect on the environment. **Therefore, a NEGATIVE DECLARATION will be prepared.**
- The proposed project could have a significant effect on the environment, however, the potentially significant effects have been analyzed and mitigated to below a level of significance pursuant to a previous EIR as identified in the Environmental Checklist attached. **Therefore, a NEGATIVE DECLARATION WILL BE PREPARED.**
- The Initial Study identified potentially significant effects on the environment but revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to below a level of significance. **Therefore, a MITIGATED NEGATIVE DECLARATION will be prepared.**
- The proposed project may have a significant effect on the environment. **Therefore, an ENVIRONMENTAL IMPACT REPORT is required.**
- The proposed project may have a significant effect on the environment, however, a previous EIR has addressed only a portion of the effects identified as described in the Environmental Checklist discussion. As there are potentially significant effects that have not been mitigated to below significant levels, a **FOCUSED EIR will be prepared to evaluate only these effects.**
- There is no evidence that the proposed project will have the potential for adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The following indicates the areas of concern that have been identified as "Potentially Significant Impact" or for which mitigation measures are proposed to reduce the impact to less than significant.

- | | | |
|--|--|---|
| <input type="checkbox"/> Land Use Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Agricultural Resources |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Hazards / Hazardous Materials | <input type="checkbox"/> Greenhouse Gases |
| <input type="checkbox"/> Geologic Problems | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Public Services | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Utilities | |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Aesthetics | |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | |

Date Prepared: December 19, 2018 Prepared By: Lupita Garcia, Assistant Planner

Contact Person: Lupita Garcia Phone: (951) 736-2434

AGENCY DISTRIBUTION

(check all that apply)

- Responsible Agencies
- Trustee Agencies (CDFG, SLC, CDPR, UC)
- State Clearinghouse (CDFG, USFWS, Redev. Projects)
- SCAQMD (Includes technical studies)
- Pechanga
- Soboba
- WQCB
- Other: _____

UTILITY DISTRIBUTION

Southern California Edison

Southern California Edison
 Adriana Mendoza-Ramos, Esq.
 Region Manager, Local Public Affairs
 1351 E. Francis St.
 Ontario, CA 91761

Southern California Edison
 Karen Cadavona
 Third Party Environmental Review
 2244 Walnut Grove Ave.
 Quad 4C 472A

Note: This form represents an abbreviation of the complete Environmental Checklist found in the City of Corona CEQA Guidelines. Sources of reference information used to produce this checklist may be found in the City of Corona Community Development Department, 400 S. Vicentia Avenue, Corona, CA.

1. LAND USE AND PLANNING:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with any land use plan/policy or agency regulation (general plan, specific plan, zoning)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with surrounding land uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Physically divide established community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The 6.8-acre project site is currently designated LDR (Low Density Residential) on the City's General Plan map which permits residential development to occur at a density ranging from 3 to 6 du/ac. The site is also designated as L (Low Density Residential) on the South Corona Community Facilities Plan which has a maximum allowable target density of 2.96 du/ac. The proposed project yields a density of 0.29 du/ac which is below the allowable density range of 3 to 6 du/ac established by the General Plan for the LDR designation. The project's density is also below the maximum allowable density of 2.98 du/ac established by the South Corona Community Facilities Plan for the L designation. Therefore, the project would not conflict with the General Plan or South Corona Community Facilities Plan and no mitigation is warranted.

The project site is zoned Agriculture which requires a minimum of five acres for newly created lots. In order to separate Parcel 1 from the project site, a zone change from Agriculture to R1-9.6 is necessary for Parcel 1 as the R1-9.6 Zone only requires a minimum lot size of 9,600 square feet. Parcel 1 is 0.61 acres, or 26,480 square feet, which complies with the R1-9.6 Zone's minimum lot size requirement. The proposed zoning for Parcel 1 is consistent with the properties to the west and northwest of the project site which also are zoned R1-9.6. The zoning of Agriculture for Parcel 2 will remain. Therefore, no mitigation is required.

The project site is located in a predominantly residential area consisting of lots that are similar in size to Parcel 1. The subdivision and zone change for Parcel 1 will enable the development of a single family home on Parcel 1 which is consistent with the existing surrounding residential land use. Therefore, development of the proposed project would not conflict with the surrounding land uses or physically divide the community. As such, mitigation would not be required.

2. POPULATION AND HOUSING:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial growth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing or people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project will subdivide a 6.8-acre parcel containing the Evangelical Free Church of Corona into two parcels. The project includes changing the zone for Parcel 1 from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet). The zoning of Parcel 2 will remain Agriculture. The project will not induce substantial growth or exceed the city's population projections established in the 2004 General Plan for build-out year 2025, as the subdivision would only result in the development of one dwelling unit on Parcel 1. Parcel 2 will remain occupied by the church. Therefore, no impact would occur, and no mitigation would be required.

Development of the proposed project will not result in the displacement of substantial numbers of existing housing or people because Parcel 1 is vacant and Parcel 2 contains a church. Therefore, no mitigation is warranted.

3. GEOLOGIC PROBLEMS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fault /seismic failures (Alquist-Priolo zone) /Landslide/Liquefaction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Grading of more than 100 cubic yards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Grading in areas over 10% slope	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantial erosion or loss of topsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Unstable soil conditions from grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Expansive soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is not located within the Alquist-Priolo fault zone. The project site is fully developed with the exception of the 0.61 acres on the southwest corner of the property adjacent to the church parking lot and Othello Lane. The project site is relatively flat land where landslides or other forms of natural slope instability are not expected to be a significant hazard to the project site and no mitigation is warranted.

4. HYDROLOGY AND WATER QUALITY:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than significant Impact	No Impact
a. Violate water quality standards/waste discharge requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Deplete groundwater supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Alter existing drainage pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Increase flooding hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Degrade surface or ground water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Within 100-year flood hazard area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase exposure to flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Exceed capacity of storm water drainage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The scope of work consists of subdividing a 6.8-acre parcel containing the Evangelical Free Church of Corona into two parcels, Parcel 1 and Parcel 2, and changing the zone for Parcel 1 from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet). The applicant submitted plans to the City's Building Division to construct a 4,098 square foot residence on the proposed Parcel 1 (Permit No. B18-02353). The project is not expected to alter drainage patterns or expose people to flooding. Additionally, based on FEMA (Federal Emergency Management Agency) flood maps, the project site does not lie within the 100 year flood zone. The applicant also submitted a precise grading plan analyzing the site's existing and proposed drainage patterns to the Public Works Department as the development is proposing a cut of 100 cubic yards and a fill of 300 cubic yards. Therefore, impacts related to drainage and flooding would be less than significant and no mitigation is required.

5. AIR QUALITY:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with air quality plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Net increase of any criteria pollutant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to pollutants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Per the City of Corona General Plan EIR (March 17, 2004), the 1997 Air Quality Management Plan (AQMD) and 1999 Amendment for Ozone were prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clear air to the region, and to minimize the impact on the economy. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP.

Furthermore, projects consistent with the population forecasts identified in the Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG) prepared by SCAG are considered consistent with the AQMP growth projections, since the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP. The City of Corona is located within the Riverside County sub-region of the RCPG; therefore, development based on the City's General Plan land uses would be consistent with AQMP attainment forecasts.

The project site was included in this evaluation, as the City's General Plan designates the site for Low Density Residential development. Therefore, this is considered a less than significant impact and no mitigation is warranted.

Development of the project site based on the City's General Plan will generate construction and/or operational emissions that do not exceed the SCAQMD's recommended thresholds of significance (General Plan EIR 2004). Although this project will not cause a potentially significant air quality impact, the project is required to adhere to General Plan Policy 10.20.8 in order to minimize emissions. Compliance with this policy is ensured by the City's adopted General Plan; therefore, this is considered a less than significant impact and no additional mitigation is warranted.

6. TRANSPORTATION/TRAFFIC:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Change in air traffic patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Traffic hazards from design features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Emergency access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with alternative transportation policies (adopted policies, plans or programs for public transit, bicycle or pedestrian facilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is currently accessible from both Ontario Avenue and Buena Vista Avenue. With development applications PM 37357 and CZ2017-0101, Parcel 1 will be accessible from Othello Lane and access for Parcel 2 will remain the same from Ontario Avenue and Buena Vista Avenue. Ontario Avenue is a major roadway having an overall right-of-way width of 127 feet, and Othello Lane is a local street having an overall right-of-way width of 64 feet. The applicant is required to construct the missing public improvements on Othello Lane adjacent to Parcel 1 which includes constructing a 12-foot wide

sidewalk and landscaped parkway adjacent to curb to match the existing improvements on the north side of Othello Lane west of the project site. The density of the project is 0.29, which is less than the allowable Low Density Residential density set forth by the City's General Plan and South Corona Community Facilities Plan for the project site. The single-family residence proposed by development applications PM 37357 and CZ2017-0101 is not anticipated to generate traffic in the area. Additionally, the surrounding roadways are capable of handling the number of trips that a single-family residence is expected to generate and will not be impacted by the proposed subdivision and change of zone applications. Therefore, the project is not anticipated to result in additional impacts to traffic or local roadways. As such, no mitigation is warranted.

7. BIOLOGICAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Endangered or threatened species/habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Riparian habitat or sensitive natural community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Adversely affects federally protected wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interferes with wildlife corridors or migratory species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflicts with local biological resource policies or ordinances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflicts with any habitat conservation plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

A biological assessment (Helix Environmental Planning, July 8, 2018) was prepared for the adjacent tract TTM 37114 located west of the project site, which also included the undeveloped 0.61 acres on the project site. The assessment was prepared as part of the compliance with the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP). However, the assessment did not clearly identify the 0.61 acres in any of its exhibits or state that the 0.61 acres was surveyed as part of the adjacent tract. As such, staff requested that the applicant submit further documentation clarifying the survey boundary. In response, Helix Environmental Planning submitted an addendum to the previous biological assessment clarifying that the 0.61 acres was surveyed with the adjacent tract on June 21, 2016. Note that staff did not request the remainder 6.2 acres on the project site to be surveyed since this area is already developed. The 0.61-acre site complies with the policies of Section 6.1.2 which protect species associated with Riparian/Riverine Areas and Vernal Pools. No Riparian/Riverine Areas or Vernal Pools exist on site and no associated species are expected to occur. None of the plant or animal species listed in Section 6.1.2 was observed or expected to occur on the project site. No impacts to Riparian/Riverine Areas, Vernal Pools, or associated plant and animal species would occur; therefore, the project is consistent with MSHCP Section 6.1.2.

The 0.61 acres is located in an MSHCP survey area for the burrowing owl; therefore, a burrowing owl survey (October 8, 2018) was prepared by Helix Environmental Planning for the project site. The project site lacks suitable habitat to support the burrowing owl. The surrounding development, the lack of connectivity to larger areas of habitat, and the small size of the parcel (0.61 acres) make the site unlikely to be utilized by the burrowing owl. Also, no burrowing owls or signs of burrowing owl were observed during the field survey. Although the site appears to have no burrows, mitigation is recommended to ensure that there are no accidental takings of this species during construction of the site. The applicant is required to conduct a pre-construction burrowing owl survey which must be prepared and submitted to the city within 30 days prior to the issuance of a grading permit. Compliance with this mitigation would reduce impacts to a less than significant level. **(Mitigation Measure 1)**

Furthermore, construction of the project may require the removal or trimming of common (non-sensitive) trees and shrubs. If this occurs during the general bird nesting season (January 15 through August 31) and/or raptor nesting season (January 15 through July 31), this could result in potential adverse effects on nesting birds and raptors in violation of the Migratory Bird Treaty Act (MBTA). Indirect effects could occur as a result of construction noise in the immediate vicinity of undeveloped areas supporting an active bird nest, such that the disturbance results in nest abandonment or nest failure. Therefore, mitigation is warranted which would reduce potential impacts to birds protected under the MBTA to less than significant. **(Mitigation Measure 2)**

Scalebroom ("scale broom") is a shrub native to California and Arizona. It grows in sandy and gravelly soils in washes and similar alluvial environments. This species is adapted to withstand and recover from the extreme conditions caused by flooding in its native environment. Its adaptations include deep roots to anchor the plant in case of heavy scouring of the sediment substrate, and a large underground stem (or "rootstock") that stores energy and enables resprouting of the above-ground stem is broken off or if the plant is buried as a result of flooding. Because of the energy stored in the rootstock,

scalebroom is able to exert tremendous pressure at the stem tip. This adaptation allows scalebroom to survive under heavy sediment and may also enable it to raise or break through man-made structures under some circumstances. Therefore, prior to the issuance of any grading permit or construction of public improvements, the Public Works Department requires that the developer have a qualified botanist, plant taxonomist, or field biologist (specializing in native plants) survey the site for the presence of the Scalebroom shrub. If the shrub is present on the site, the applicant is required to eradicate the weed by means identified by the specialist, such as excavating the shrub including the root ball and the application of herbicides. A scalebroom pre-construction survey (Helix Environmental Planning, October 18, 2018) was prepared for Parcel 1. The biologist walked the entire project site checking for the presence of scalebroom and no evidence of scalebroom was observed or detected during the survey. The survey matches the results of the Helix biological assessment conducted in 2016 for the adjacent tract, TTM 37114 located west of the project site. Therefore, no additional mitigation pertaining to scalebroom is required of the applicant.

The applicant is required to pay applicable fees related to the MSHCP, which is a habitat conservation plan for Western Riverside County that identifies land to be preserved for habitat for threatened, endangered or key sensitive populations of plant and wildlife species. The project site is not located within a criteria area; therefore, the applicant is only subject to the MSHCP mitigation fee for development of Parcel 1. Parcel 2 is exempted since it is developed. This fee will be used to acquire and preserve vegetation communities and natural areas, which are known to support these sensitive species.

The project site is located in a developed area surrounded by residential development. Therefore, developing the project site would not interfere with wildlife movement and no mitigation would be required.

Mitigation Measures:

1. **All future clearing, grubbing, tree trimming, and tree removals must be conducted outside the bird nesting season. The typical nesting season is often considered January 15 to August 31. If the breeding season cannot be avoided, a survey of all areas with potential for nesting birds shall be conducted and submitted to the Community Development Department no more than three (3) days prior to issuance of a grading permit. If active nests are found, work will need to be postponed until active nesting has concluded and verified by a qualified biologist.**
2. **Within 30 days prior to the issuance of a grading permit, the developer shall have a qualified biologist conduct a pre-construction survey for the borrowing owl to confirm the presence or absence of the species on the project site. The survey shall be submitted to the Community Development Department for review. The survey is valid for only 30 days; therefore, if a grading permit is not issued within 30 days of the survey date of the pre-construction survey, then another pre-construction survey shall be required.**

8. MINERAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Loss of mineral resource or recovery site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Per Figure 4.5-7 of the General Plan Technical Background Report, the project site is not located in an oil, gas or mineral resource site. Therefore, mitigation is not required.

9. HAZARDS AND HAZARDOUS MATERIALS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Transport, use or disposal of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Risk of accidental release of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Hazardous materials/emissions within ¼ mile of existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Located on hazardous materials site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with Airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair emergency response plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase risk of wildland fires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A Phase I Environmental Site Assessment (July 27, 2018) was conducted for the site by Geotek, Inc. to evaluate the physical conditions of the project site and to uncover any hazardous wastes that may have been previously used, treated, stored or disposed on the project site. A site survey was conducted by Geotek which reviewed no evidence of underground or aboveground storage tanks. No hazardous or waste materials were found. Geotek obtained and reviewed various federal and state environmental databases. Records from various regulatory agencies were reviewed. The project site did not appear on any of the databases or records. Geotek also reviewed various maps, local records with the City of Corona and aerial photographs dated as far back as 1931. The site appeared to be utilized for agriculture purposed in aerial photographs dated between 1931 and 1948. The site appeared to be vacant in aerial photographs dated between 1953 and 1989. The 1994 aerial photographs revealed vehicles parked on the site. The site again appeared to be vacant in aerial photographs between 2006 and 2018. The Phase I Environmental Site Assessment did not reveal evidence of an environmental condition or concern in connection with the subject site. A limited soil analysis was conducted at the site to determine the presence of agricultural chemicals in the soil. Two shallow soil samples were obtained from the site and submitted to a state certified laboratory for analysis of organochlorinated pesticides (OCP) in accordance with U.S. Environmental Protection Agency Method 8081A. Analysis of the soil samples resulted in no detectable concentrations of OCPs in the samples and no additional investigation is recommended from an environmental perspective. Therefore, no mitigation is warranted.

The project site is not located in the vicinity of any existing or proposed school. The nearest schools are Letha Raney Intermediate, Vicentia Elementary, and Foothill Elementary which are located approximately 0.5 miles north, 0.5 miles to the northeast, and 0.5 miles southeast, respectively. The schools are separated from the project site by residential developments. Also, development of the proposed project would not include any activities that would result in hazardous emissions or handle hazardous materials, substances, or waste in a manner that could result in toxic emissions. Therefore, this would be a non-issue and no mitigation would be required.

The nearest airport to the project site is the Corona Municipal Airport, which is located approximately 2.7 miles northwest of the project site. Based on the Riverside County Airport Land Use Compatibility Plan (ALUCP), the project site is not within any identified safety or compatibility zone and therefore, does not conflict with the ALUCP and no mitigation is warranted.

The project site is not located within a "High Fire Risk Area" as defined in Chapter 3.36 of the Corona Municipal Code because it is not within 1.5 miles of the Cleveland National Forest. The project will be subject to all applicable fire code requirements associated with adequate fire access, fire flows, and number of hydrants. The project will also be subject to fire facility fees as require by the Corona Municipal Code. Therefore, the project would result in a less than significant impact as it pertains to this issue and no mitigation is required.

10. NOISE:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed noise level standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure to excessive noise levels/vibrations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Permanent increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Temporary increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with Airport Land Use Plan noise contours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Long-term noise impacts will be minimal given that the proposed use is single family residential. Short-term impacts, however, are associated with future grading and project construction, but are reduced to a less than significant level by the City's Municipal Code. Per CMC Chapter 17.84, construction activities are prohibited between the hours of 8:00 p.m. to 7:00 a.m. Monday through Saturday, and 6:00 p.m. to 10:00 a.m. on Sundays and Federal holidays. This will prevent nuisance noise impacts during sensitive time periods of early morning and nighttime for the residences located west and south of the project site.

The nearest airport to the project site is the Corona Municipal Airport, which is located approximately 2.7 miles northwest of the project site. Based on the Riverside County Airport Land Use Compatibility Plan (ALUCP), the project site is not within any identified safety or compatibility zone and therefore, does not conflict with the ALUCP and no mitigation is warranted.

11. PUBLIC SERVICES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks & recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities or services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Development of the project site will potentially impact existing schools and city services, such as streets, police and fire services, parks and library services. Therefore, in order to upgrade and finance existing and proposed public facilities, the developer is required to pay the applicable adopted development impact fees that are in effect at the time of issuance of building permits, and construct necessary facilities, if any. This is enforced by city ordinance (CMC Chapter 16.23); therefore, no additional mitigation is warranted with respect to impacts on city and public services.

12. UTILITIES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed wastewater treatment requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Involve construction/expansion of water or wastewater treatment facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve construction/expansion of storm drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Sufficient water supplies/compliance with Urban Water Management Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Adequate wastewater treatment capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Adequate landfill capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with solid waste regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Southern California Edison will provide electric services while Southern California Gas will provide natural gas services to the 0.61-acre site (Parcel 1). At the time of project grading, necessary gas and power lines will be extended to the project site by the developer. City water and sewer services will also be provided to the project site, and Waste Management will provide waste collection and disposal services. The amount of residential gas, power and waste to be generated by future development of the 0.61 acres is not expected to impact these services. AT&T will provide telephone service on demand to the project site. Therefore, no further mitigation measures are required of the applicant.

13. AESTHETICS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Scenic vista or highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Degrade visual character of site & surroundings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Light or glare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Scenic resources (forest land, historic buildings within state scenic highway)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Per Figure 4.4.2 of the General Plan Technological Background Report, Ontario Avenue is classified as a scenic highway between Mangular Avenue and State Street. As shown on the City's General Plan Land Use map, commercial and residential developments are the primary land uses along this street, with single-family residential and institutional land uses already located in the project area. With development applications PM 37357 and CZ2017-0101, only Parcel 2 will front Ontario Avenue, and Parcel 1 will front Othello Lane. Parcel 2 is fully developed with the Evangelical Free Church of Corona and will continue to preserve the scenic view Ontario Avenue offers. Therefore, no mitigation is warranted.

Implementation of the proposed project would result in two separate parcels. For Parcel 1, the applicant is proposing a change of zone from Agriculture to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) to enable development of a single family dwelling on the parcel. Parcel 2 will contain the Evangelical Free Church of Corona which currently exists on the project site. The future single family residence proposed on Parcel 1 will be consistent with the residential uses that already exist in the surrounding area and will not degrade the visual character of the site and surroundings. Therefore, no mitigation is warranted.

The use of Parcel 1 for residential purposes will not produce glare or light pollution onto the adjoining properties and therefore, no mitigation is warranted.

14. CULTURAL RESOURCES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Historical resource	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Archaeological resource	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Paleontological resource or unique geologic feature	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Disturb human remains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project is subject to tribal consultation under AB 52. The Community Development Department initiated the process by notifying six local Native American tribes of the proposed project through the city’s Letter of Transmittal dated December 21, 2017. The Department received an email from the Rincon Band of Luiseno Indians in January of 2018 requesting tribal monitoring during the development of Parcel 1. Therefore, mitigation measures were added to reduce the potential impacts to cultural resources to a less than significant level. **(Mitigation Measures 3-8)**

Mitigation Measures:

3. **Tribal Monitoring:** Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe that has requested monitoring through consultation with the City during the AB 52 process, as applicable. The applicant shall coordinate with the Tribe to develop a Tribal Monitoring Agreement. A copy of the signed agreement shall be provided to the City of Corona Community Development Department prior to the issuance of a grading permit.
4. **Archaeological Monitoring:** At least 30-days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.
 - a. The Project Archaeologist, in consultation with interested tribes, the Developer and the City, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:
 - i. Project grading and development scheduling;
 - ii. The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors’ authority to stop and redirect grading activities in coordination with all Project archaeologists;
 - iii. The protocols and stipulations that the Developer, City, Tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.
5. **Treatment and Disposition of Cultural Resources:** In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out for treatment and disposition of the discoveries:
 - a. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
 - b. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona Community Development Department with evidence of same:

15. AGRICULTURE RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Williamson Act contract	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conversion of farmland to nonagricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The purpose of the Act is to encourage property owners to continue to farm their land, and to prevent the premature conversion of farmland to urban uses. The project site is not located within a Williamson Act contract area. Therefore, no impact to Williamson Act lands will result from the proposed development and no mitigation is required.

The project site is not a designated farmland per the farmland maps compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP). For this reason, development of the project site would not result in the conversion of farmland to nonagricultural uses; therefore, there would be no impacts and no mitigation would be required.

16. GREENHOUSE GAS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generate greenhouse gases	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with a plan, policy or regulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The City of Corona adopted the City of Corona Climate Action Plan (CAP) in 2012 which utilizes the Greenhouse Gas Emissions CEQA Thresholds and Screening Tables to determine whether or not a project would have a significant impact on greenhouse gas emissions. The screening tables are to provide guidance in measuring GHG reductions attributable to certain design and construction measures incorporated into development projects. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the City's CAP and would thus be considered less than significant. Utilizing the screening tables would also allow the City to meet its GHG emissions target for year 2020. Under the CAP, small projects that are expected to emit GHG emissions that are less than 3,000 MtCO₂e (metric tons of CO₂e equivalent) are not required to utilize the screening tables or provide a separate GHG analysis as the project would be considered to be consistent with the CAP and determined to have a less than significant individual and cumulative impact for GHG emissions. The CAP considers a single family residential project that has less than 60 units a small project that would generate less than 3,000 MtCO₂e of GHG emissions. Since the applicant's project consists of only one single family dwelling unit on Parcel 1, the proposed project would not be required to utilize the screening tables or provide a separate GHG analysis as the project's impacts associated with GHG emissions are expected to be less than significant. Therefore, the project would be consistent with the City's CAP and no mitigation would be required.

17. TRIBAL CULTURAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resources as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5010.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

See 14 above for a detailed discussion and mitigation measures that apply to Tribal Cultural Resources.

18. MANDATORY FINDING OF SIGNIFICANCE:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fish/ wildlife population or habitat or important historical sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cumulatively considerable impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantial adverse effects on humans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Short-term vs. long-term goals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Based on the initial study, the project has the potential to result in significant impacts to the following environmental topic:

- Biological Resources
- Cultural Resources
- Tribal Cultural Resources

However, appropriate mitigation measures have been developed. Mitigation Measures 1-8 successfully mitigate all identified potential impacts to less than significant levels. Therefore, project impacts to fish/wildlife population or habitat, important historical sites, cumulatively considerable impacts, substantial adverse effects on humans, or short-term vs. long-term goals are considered less than significant.

19. PREVIOUS ENVIRONMENTAL ANALYSIS:

Earlier analysis may be used when one or more of the environmental effects have been adequately analyzed in an earlier EIR or Negative Declaration (Section 15063).

DOCUMENTS INCORPORATED BY REFERENCE:

1. City of Corona General Plan, March 17, 2004
2. City of Corona General Plan Technical Background Report, March 2004
3. Phase I Environmental Site Assessment, prepared by Geo Tek, Inc., July 27, 2018
4. Multiple Species Habitat Conservation Plan, prepared by Helix Environmental Planning, July 8, 2016
5. Addendum to Multiple Species Habitat Conservation Plan, prepared by Helix Environmental Planning, December 3, 2018
6. Burrowing Owl Pre-Construction Survey, prepared by Helix Environmental Planning, October 8, 2018
7. Scalebroom (*Lepidospartum squamatum*) survey, prepared by Helix Environmental Planning, October 18, 2018
8. GIS Aerial Map



**MITIGATION MONITORING AND REPORTING PROGRAM
CITY OF CORONA**

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
BIOLOGICAL RESOURCES						
1	All future clearing, grubbing, tree trimming, and tree removals be conducted outside the bird nesting season. The typical nesting season is often considered January 15 to August 31. If the breeding season cannot be avoided, a survey of all areas with potential for nesting birds shall be surveyed no more than three (3) days prior to issuance of a grading permit. If active nests are found, work will need to be postponed until active nesting has concluded and verified by a qualified biologist.	Condition of Approval	Submittal of report	Prior to issuance of a grading permit	Community Development Department (Planning)	
2	Within 30 days prior to the issuance of a grading permit, the developer shall have a qualified biologist conduct a pre-construction survey for the borrowing owl to confirm the presence or absence of the species on the project site. The survey shall be submitted to the Community Development Department for review. The survey is valid for only 30 days; therefore, if a grading permit is not issued within 30 days of the survey date of the pre-construction survey, then another pre-construction survey shall be required.	Condition of Approval	Submittal of report	Prior to issuance of a grading permit	Community Development Department (Planning)	
CULTURAL RESOURCES						
3	Tribal Monitoring: Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe that has requested monitoring through consultation with the City during the AB 52 process, as applicable. The	Condition of Approval	Submittal of report or documentation	During grading activities	Community Development Department (Planning)	

Environmental: CZ2017-0101 and PM 35357 (PM2017-0103)

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	<p>applicant shall coordinate with the Tribe to develop a Tribal Monitoring Agreement. A copy of the signed agreement shall be provided to the City of Corona Community Development Department prior to the issuance of a grading permit.</p>					
4	<p>Archaeological Monitoring: At least 30-days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>a. The Project Archaeologist, in consultation with interested tribes, the Developer and the City, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:</p> <p>i. Project grading and development scheduling;</p> <p>ii. The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;</p> <p>iii. The protocols and stipulations that the Developer, City, Tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly</p>	Condition of Approval	Submittal of report or documentation	During grading activities	Community Development Department (Planning)	

Environmental: CZ2017-0101 and PM 35357 (PM2017-0103)

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	discovered cultural resource deposits that shall be subject to a cultural resources evaluation.					
5	<p>Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out for treatment and disposition of the discoveries:</p> <p>a. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and</p> <p>b. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona Community Development Department with evidence of same:</p> <p>i. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;</p> <p>ii. A curation agreement with an appropriate qualified repository within Riverside County that</p>	Condition of Approval	Submittal of report or documentation	During grading activities	Community Development Department (Planning)	

Environmental: CZ2017-0101 and PM 35357 (PM2017-0103)

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	<p>meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;</p> <p>iii. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default; and.</p> <p>iv. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Corona, Eastern Information Center and interested tribes.</p>					

Environmental: CZ2017-0101 and PM 35357 (PM2017-0103)

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
6	Sacred Sites: All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.	Condition of Approval	Submittal of report or documentation	During grading activities	Community Development Department (Planning)	
7	<p>Fossil Specimens: In the event that fossils are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out:</p> <p>a. The applicant shall immediately cease operation and retain a qualified and trained paleontologist. The paleontologist shall salvage all fossils in the area and provide additional field staff in accordance with modern paleontological techniques.</p> <p>b. All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified will be provided to the museum repository along with the specimens.</p>	Condition of Approval	Submittal of report or documentation	During grading activities	Community Development Department (Planning)	
8	Discovery of Human Remains: In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Corona Community and Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If	Condition of Approval	Submittal of report or documentation	During grading activities	Community Development Department (Planning)	

Environmental: CZ2017-0101 and PM 35357 (PM2017-0103)

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	<p>human remains are determined as those of Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.</p> <p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).</p> <p>According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply, and the mediation and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p>					