CITY OF CORONA
MITIGATED NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

CUP17-003

Application to establish a Tennis Center consisting of 11 tennis courts, a 4,633 square foot recreation building, 686 square foot restroom/classroom building, and grandstand court for tournaments on 4.98 acres located north of Foothill Parkway and west of State Street in the A (Agriculture) Zone.

V17-001

Application for a variance from Section 17.06.100(B)(1) of the Corona Municipal Code to reduce the required front yard setback from 25 feet to zero to accommodate a Tennis Center proposed under concurrent CUP17-003 on 4.98 acres located north of Foothill Parkway and west of State Street in the A (Agriculture) Zone.

PM 37334

Application for a parcel map to establish one lot on 4.98 acres in the A (Agriculture) Zone located on the north side of Foothill Parkway and west of State Street to accommodate a Tennis Center under concurrent application of CUP17-003.

ENTITY OR PERSON UNDERTAKING PROJECT:

PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Ste. C-100, Scottsdale, AZ 85260

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 Mitigated 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 South Vicentia Avenue, Corona, CA 92882.

Date:_____

_____
Mayor
City of Corona

Date filed with County Clerk: _____

CITY OF CORONA
INITIAL STUDY / ENVIRONMENTAL CHECKLIST

PROJECT TITLE: A + F Tennis Center

CUP17-003

Application to establish a Tennis Center consisting of 11 tennis courts, a 4,633 square foot recreation building, 686 square foot restroom/classroom building, and a grandstand court for tournaments on 4.98 acres in the A (Agriculture) Zone.

V17-001

Application for a variance from Section 17.06.100(B)(1) of the Corona Municipal Code to reduce the required front yard setback from 25 feet to zero to accommodate a Tennis Center proposed under concurrent CUP17-003 on 4.98 acres in the A (Agriculture) Zone.

PM 37334

Application for a parcel map to establish one lot on 4.98 acres in the A (Agriculture) Zone to accommodate a Tennis Center under concurrent application of CUP17-003.

PROJECT LOCATION:

North of Foothill Parkway, west of State Street (1695 E. Chase Drive)
City of Corona, County of Riverside
APNs 120-300-001 through -004

PROJECT PROPONENT:

PHX Architecture for Rudolfo & Maria Franco
15990 N. Greenway-Hayden Loop, Ste. C-100
Scottsdale, AZ 85260

PROJECT DESCRIPTION:

The project entails the review of a tennis center proposed on 4.98 acres located near the intersection of Foothill Parkway and State Street in the City of Corona. The tennis center consists of a 4,633 square foot clubhouse, 11 practice tennis courts, one grandstand court for tournaments, and a parking lot containing 60 parking spaces. In order to develop the site as proposed, the applicant is processing three applications for approval: CUP17-003, V17-001, and PM 37334. The purpose of each application is described above under the Project Title section of this document.

ENVIRONMENTAL SETTING:

The project site is located on the north side of Foothill Parkway and west of State Street. The surrounding area consists primarily of single-family residential land uses. A citrus grove is located across Foothill Parkway to the southwest.

The site previously contained a house which was demolished in 2006. An existing accessory building, tennis court, and concrete driveways remain on the southerly and westerly portions of the site. The northerly and easterly areas are vacant and undeveloped. Block walls surround the site perimeter. Topographically, the site slopes toward the northeast with elevations ranging from approximately 1,025 feet to 1,065 feet above mean sea level. The onsite slope gradient ranges from two to eight percent. Non-native grasslands dominate the undeveloped areas of the site while ornamental shrubs and trees are

located on or near the developed areas.

GENERAL PLAN \ ZONING:

All four parcels are currently zoned Agricultural and designated as Estate Residential (ER) on the city's General Plan land use map. The applicant's proposal to consolidate the parcels into one via PM 37334 will not change the site's zoning or General Plan designation. The proposed tennis center is considered a commercial recreation facility which is a permitted use in any zone in the city including the Agricultural Zone by a conditional use permit. Therefore, the project does not conflict with the site's zoning or General Plan 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.**

__XX__ 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.

- ❑ Land Use Planning
- ❑ Population and Housing
- ❑ Geologic Problems
- ❑ Hydrology and Water Quality
- ❑ Air Quality
- ✓ Transportation / Traffic
- ✓ Biological Resources
- ❑ Mineral Resources
- ❑ Hazards / Hazardous Materials
- ❑ Noise
- ❑ Public Services
- ❑ Utilities
- ❑ Aesthetics
- ✓ Cultural Resources
- ❑ Agricultural Resources
- ❑ Greenhouse Gases
- ✓ Tribal Cultural Resources
- ❑ Mandatory Findings of Significance

Date Prepared: 7-31-18

Prepared By: Sandra Yang, Senior Planner

Contact Person: Sandra Yang

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)

__XX__ Pechanga

__XX__ Soboba

_____ WQCB

__XX__ Other: Rincon Band

UTILITY DISTRIBUTION

__XX__ **Southern California Edison**

Southern California Edison
Adriana Mendoza-Ramos, Esq.
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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)	☐	☐	☐	☒
b. Conflict with surrounding land uses	☐	☐	☒	☐
c. Physically divide established community	☐	☐	☐	☒

Discussion:

The project site is zoned Agricultural and designated Estate Residential on the city's General Plan map. Chapter 17.92 of the Corona Municipal Code permits the development of commercial recreation facilities by a conditional use permit in any zone in the city including the Agricultural Zone. The proposed project is a tennis center which is considered a commercial recreation facility; therefore, the project does not conflict with the site's zoning or General Plan designation.

The project would not conflict or physically divide the surrounding land uses or community since all facilities associated with the tennis center will be contained entirely within the project site. Furthermore, there are currently six-foot high block walls constructed along the perimeters of the project site which will provide separation and buffering between the tennis center and neighboring residential developments. Therefore, no mitigation is necessary.

2. POPULATION AND HOUSING:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial growth	☐	☐	☐	☒
b. Displace substantial numbers of existing housing or people	☐	☐	☐	☒

Discussion:

The project will not induce substantial growth or displace existing housing or people because the project site is currently vacant. Therefore, no mitigation to this issue would be required.

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	☐	☐	☐	☒
b. Grading of more than 100 cubic yards	☐	☐	☒	☐
c. Grading in areas over 10% slope	☐	☐	☐	☒
d. Substantial erosion or loss of topsoil	☐	☐	☐	☒
e. Unstable soil conditions from grading	☐	☐	☐	☒
f. Expansive soils	☐	☐	☐	☒

Discussion:

A geotechnical investigation report was prepared for the project by Soils Southwest, Inc. (October 26, 2017). Per the report, there are no known active faults crossing or projecting through the site. The site is not located in an Alquist-Priolo Earthquake Fault Zone and thus, ground rupture due to faulting is considered unlikely at this site. The project will be subject to city and county local codes, the latest California Building Code (CBC), and the engineering recommendations in the project's geotechnical investigation report. Therefore, any potential impacts related to fault/seismic failures would be

reduced to a less than significant impact and no further mitigation would be necessary.

Development of the site would involve grading of more than 100 cubic yards. Per the project's civil engineer, approximately 4,943 cubic yards of soil will be exported while fill taking place would be comprised of approximately 5,580 cubic yards. There would also be grading in areas with greater than 10 percent slopes. Adherence to the city's grading regulations and the grading specifications identified in the geotechnical investigation report would ensure a less than significant impact would occur and no further investigation would be required.

Development of the project would require the movement of on-site soils. Prior to the issuance of grading permits, the project applicant would be required to submit detailed grading plans for the project site, and would be required to comply with applicable City's grading regulations established in the Corona Municipal Code. Furthermore, development of the site would involve more than one acre; therefore, the proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. A Storm Water Pollution Prevention Plan (SWPPP) would also be required to address erosion and discharge impacts associated with the proposed on-site grading. Additionally, the project is required to submit a final Water Quality Management Plan (WQMP) which would identify measures to treat and/or limit the entry of contaminants into the storm drain system. Since the project is required to adhere to the City's grading regulations, obtain an NPDES Permit, and prepare an SWPPP and WQMP, impacts associated with soil erosion hazards are less than significant and no mitigation is required.

The site does not contain expansive soils. The soils tested on site have an expansion index of 7.7 which is considered to be "very low to low" in terms of expansion characteristics, thereby requiring no special construction requirements other than those as recommended in the geotechnical investigation report. Therefore, no mitigation is required.

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	☐	☐	☒	☐
b. Deplete groundwater supplies	☐	☐	☐	☒
c. Alter existing drainage pattern	☐	☐	☒	☐
d. Increase flooding hazard	☐	☐	☐	☒
e. Degrade surface or ground water quality	☐	☐	☒	☐
f. Within 100-year flood hazard area	☐	☐	☐	☒
g. Increase exposure to flooding	☐	☐	☐	☒
h. Exceed capacity of storm water drainage system	☐	☐	☐	☒

Discussion:

Development of the project site would increase the area of impermeable surface paving which will result in an increase in surface runoff. The applicant has submitted a preliminary Water Quality Management Plan (WQMP) prepared by the Prizm Group (July 17, 2017, revised April 30, 2018) to ensure that the project addresses potential water quality impacts. The applicant will be required to implement on site the Best Management Practices (BMPs) identified in the preliminary WQMP to minimize pollutant runoff into the City's storm water drainage system. These include maintaining a repairing the on-site storm drain inlets periodically, providing regular maintenance of the landscaping, and sweeping sidewalks and parking areas regularly and to prevent accumulation of litter and debris. Four bio-infiltration basins will also be constructed on the site to treat potential pollutants in runoff. Prior to issuance of a grading permit, the applicant will be required to submit a final WQMP to be reviewed by the Corona Public Works Department. This will result in a less than significant impact to water quality and therefore, no further mitigation is required.

According to the California Department of Water Resources, the project site is located in the northwestern portion of the Temescal Groundwater Basin of the Upper Santa Ana River Valley (http://www.water.ca.gov/pubs/groundwater/bulletin_118/basindescriptions/8-2.09.pdf). The Temescal Groundwater Basin encompasses a surface area of 23,500 acres (37 square miles) with recharge predominantly occurring from percolation of precipitation on the valley floor and infiltration of stream flow within tributaries exiting the surrounding mountains and hills. The proposed project's ability to interfere substantially with groundwater recharge lies within the installation of impermeable surfaces, which would reduce the amount of land available for groundwater recharge. Although the development of the proposed project would result in the installation of impermeable surfaces and infrastructure, the amount of land rendered

impermeable by implementation of the proposed project is less than one percent of the total area of 23,500 acres of the groundwater basin's total recharge area. Since the project presents a negligible loss of permeable surface area for the Temescal Groundwater Basin, impacts associated with this topic are considered to be less than significant and no mitigation would be required. Furthermore, the project does not propose construction of wells or direct pumping of groundwater.

Development of the proposed project would result in an increase in the amount of impervious surfaces in the form of walkways, parking lots, and buildings, and would alter the site's existing drainage patterns. As such, the project is designed so that surface runoff will be collected within four bio-infiltration basins that will be incorporated into landscaped areas throughout the site. Appropriate collection and conveyance of storm water includes ensuring proposed flows and capacities generated by the new development do not exceed the capacity of the existing storm water system and do not increase the potential for onsite or offsite flooding. Therefore, impacts related to drainage would be less than significant and no mitigation is required.

According the Federal Emergency Management Agency (FEMA) Flood Insurance Rate maps (FIRMS), the project site is not located within the 100-year flood hazard area. Development of the project site will not result in a flooding hazard nor will it expose the site and surrounding area to flooding. Therefore, no impacts are anticipated with respect to flooding 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	☐	☐	☐	☒
b. Violate air quality standard	☐	☐	☐	☒
c. Net increase of any criteria pollutant	☐	☐	☒	☐
d. Expose sensitive receptors to pollutants	☐	☐	☒	☐
e. Create objectionable odors	☐	☐	☐	☒

Discussion:

An air quality impact analysis was prepared for the project by LSA (April 2017) to analyze potential air impacts associated with the proposed project. Emissions were calculated using the California Emission Estimator Model (CalEEMod Version 2016.3.1), which is a computer model approved by the South Coast Air Quality Management District (SCAQMD) to calculate criteria pollutant emissions. The following discusses the project's compliance to air quality plans and potential short-term and long-term air quality impacts.

The project site is located within the South Coast Air Basin, an area covering approximately 6,745 square miles and bounded by the Pacific Ocean to the west and south and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the Basin is regulated by the SCAQMD which is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in nonattainment. The project would be subject to SCAQMD's Air Quality Management Plan (AQMP), which contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. The AQMP is based on projections originating with county and city general plans. Since the proposed project is required to be consistent with the City of Corona General Plan, the project would be consistent with the AQMP. Therefore, no impacts would occur with respect to AQMP implementation, and no mitigation measures are required.

Short-Term (Construction) Impacts

Short-term air impacts include construction related activities associated with the proposed project. These activities would result in emissions of VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ which have regional significance thresholds established by the SCAQMD. Any project with daily regional emissions that exceed any of the regulated thresholds should be considered as having an individually and cumulatively significant air quality impact. It is anticipated that construction of the project would be completed in approximately 11 months. During construction, the project is expected to comply with the regulatory construction requirements under the SCAQMD Rules which include but are not limited to Rule 1403 (Asbestos), Rule 1113 (Architectural Coatings), and Rule 403 (Fugitive Dust). The project's estimated maximum daily construction emissions are summarized below in Table 5-A. As shown, emissions resulting from project construction would not exceed the SCAQMD regional thresholds of significance for regulated pollutants. Therefore, a less than significant impact would occur and no mitigation is required.

TABLE 5-A
Daily Construction Emissions

Construction Phase	Total Regional Pollutant Emissions, lbs/day							
	VOC	NOx	CO	SOx	PM_{10}		$PM_{2.5}$	
					Fugitive	Exhaust	Fugitive	Exhaust
Year 2017								
Site Preparation	5.07	52.36	24.48	0.04	8.33	2.88	4.52	2.65
Grading	3.16	33.95	17.96	0.03	3.12	1.78	1.56	1.64
Building Construction	3.81	31.34	24.35	0.05	1.20	1.83	0.32	1.72
Peak Daily	*5.07*	*52.36*	*24.48*	*0.05*	*11.21*		*7.17*	
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**		**55**	
Significant Emissions?	**No**	**No**	**No**	**No**	**No**		**No**	
Year 2018								
Building Construction	3.30	27.86	23.03	0.05	1.20	1.54	0.32	1.45
Paving	1.63	14.60	13.43	0.02	0.22	0.84	0.06	0.77
Architectural Coating	39.66	2.08	2.75	0.01	0.20	0.15	0.05	0.15
Peak Daily	*39.66*	*27.86*	*23.03*	*0.05*	*2.74*		*1.77*	
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**		**55**	
Significant Emissions?	**No**	**No**	**No**	**No**	**No**		**No**	

Long-Term (Operational) Impacts

Long-term operational activities associated with the proposed project will result in emissions of VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$. Operational emissions would be expected from energy sources (electricity consumption), mobile sources (vehicle trips), and area sources (landscape equipment and architectural coating emissions). As shown in Table 5-B, the project's expected daily long-term emissions would not exceed the SCAQMD thresholds for VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$. Therefore, this would be less than significant and no mitigation is required.

TABLE 5-B
Daily Operational Emissions

Source	Pollutant Emissions (lbs/day)					
	VOCs	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Area Sources	0.17	0.00	0.00	0.00	0.00	0.00
Energy Sources	0.01	0.07	0.06	0.00	0.01	0.01
Mobile Sources	0.10	0.06	0.95	0.00	0.17	0.04
Total Existing Emissions	**0.27**	**0.13**	**1.01**	**0.00**	**0.17**	**0.05**

Localized Significance Thresholds Impacts

The project's air quality study also included a localized impacts analysis. The SCAQMD established Localized Significance Thresholds (LSTs) to show whether a proposed project would cause or contribute to localized air quality impacts at the nearest sensitive receptor. Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. For this project, the nearest sensitive receptors include residential properties directly to the north, west, south, and east. Tables 5-C and 5-D show that the construction and operational emission rates, respectively, would not exceed the SCAQMD's Localized Significance Thresholds (LSTs) established for sensitive receptors within a 25-meter minimum distance from the project site. Therefore, no mitigation is warranted.

TABLE 5-C
Construction LST Impacts

Emissions Sources	NOx	CO	PM_{10}	$PM_{2.5}$
On-site Emissions (lbs/day)	52.28	23.46	11.01	7.12
LST Thresholds	**270**	**1,700**	**12**	**8**
Significant Emissions?	**No**	**No**	**No**	**No**

TABLE 5-D
Operational LST Impacts

Emissions Sources	Pollutant Emissions (lbs/day)			
	NOx	CO	PM_{10}	$PM_{2.5}$
On-Site Emissions	0.67	0.99	0.14	0.07
LST Thresholds	**270**	**1,700**	**3**	**2**
Significant Emissions?	**No**	**No**	**No**	**No**

Odors

Land uses generally associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, fiberglass molding facilities. The project does not contain land uses associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. However, these activities would be temporary, short-term, and intermittent in nature and would cease upon completion of the project's construction phase. Other potential odor sources associated with the project include the temporary storage of typical solid waste (refuse) associated with the project's long-term operational uses. However, it is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the project's construction and operations would be less than significant and no mitigation would be required.

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	☐	☒	☐	☐
b. Conflict with an applicable congestion management program	☐	☒	☐	☐
c. Change in air traffic patterns	☐	☐	☐	☒
d. Traffic hazards from design features	☐	☐	☒	☐
e. Emergency access	☐	☐	☐	☒
f. Conflict with alternative transportation policies (adopted policies, plans or programs for public transit, bicycle or pedestrian facilities)	☐	☐	☐	☒

Discussion:

A focused traffic impact analysis was prepared for the project by Linscott, Law, and Greenspan (April 23, 2018). The project is expected to be completed and fully operational by Year 2019 and is forecast to generate 426 daily trips, with 14 trips produced in the AM peak hour and 37 trips produced in the PM peak hour. Two driveways are proposed on Foothill Parkway, which is an east-west, four-lane divided roadway. The easterly driveway will operate as an "ingress-only" (right-in) driveway and the westerly driveway will operate as an "egress-only" (right-out) driveway. The driveways are forecast to operate at acceptable levels of service during the AM and PM peak hours in Year 2019 with project traffic conditions. The project's on-site circulation was also evaluated and found to be adequate and should not create any unsafe vehicle-pedestrian conflict points.

Six key study intersections were analyzed:

1. California Avenue at Foothill Parkway
2. Tamarisk Lane at Foothill Parkway
3. Teddy Bear Lane at Foothill Parkway
4. State Street at Foothill Parkway
5. Crossroads Street at Foothill Parkway
6. Bedford Canyon Road at Foothill Parkway

In addition, three roadway segments were analyzed:

1. Foothill Parkway, between California Avenue and Tamarisk Lane
2. Foothill Parkway, between Crossroads Street and Bedford Canyon Road
3. State Street, north of Foothill Parkway

The study intersections and roadway segments were analyzed under four different scenarios: *Existing Traffic Conditions, Existing With Project Traffic Conditions, Year 2019 Without Project Traffic,* and *Year 2019 With Project Traffic.* The traffic analysis took into consideration the planned improvements on Foothill Parkway between California Avenue and State Street which are part of the Foothill Parkway Improvement Project. As such, Year 2019 traffic conditions reflect the improvements. The analysis also took a conservative approach by taking into consideration five current and ongoing projects located in the vicinity of the project site.

Table 6-A
Year 2019 Conditions Peak Hour Intersection Capacity Analysis Summary

Key Intersection	Time Period	Existing Traffic Conditions (LOS)	Year 2019 Without Project Traffic Conditions (LOS)	Year 2019 With Project Traffic Conditions (LOS)	Significant Impact?	Year 2019 With Project With Mitigation Implemented (LOS)
1. California Ave @ Foothill Pkwy	AM PM	D D	D **E**	D **E**	NO **YES**	D D
2. Tamarisk Ln @ Foothill Pkwy	AM PM	B C	B C	B C		
3. Teddy Bear Ln @ Foothill Pkwy	AM PM	B C	B C	B C		
4. State Street @ Foothill Pkwy	AM PM	B B	B B	B B		
5. Crossroads St @ Foothill Pkwy	AM PM	C C	C C	C C		
6. Bedford Canyon Rd @ Foothill Pkwy	AM PM	B B	C B	C B		

As shown in Table 6-A, all six intersections are currently operating at an acceptable level of service (LOS) D or above under the scenario *Existing Traffic Conditions.* The City of Corona considers LOS D and above to be acceptable for all intersections consisting of collector and arterial roadways. For the scenarios *Year 2019 Without Project Traffic Conditions* and *Year 2019 With Project Traffic Conditions*, five of the six intersections would be operating LOS D or above. The only intersection that is anticipated to operate at an unacceptable level of service is California Avenue/Foothill Parkway, which would be operating at LOS E during the PM peak hours. Therefore, mitigation is warranted. The traffic impact analysis identified the following roadway improvement to mitigate the impact at the intersection of California Avenue/Foothill Parkway for *Year 2019 Without and With Project Traffic Conditions.*

- **California Avenue at Foothill Parkway**: Widen and restripe California Avenue to provide a second exclusive soutbound left-turn lane. Modify existing traffic signal.

Completion of the recommended roadway improvement would improve the level of service at the intersection of California Avenue/Foothill Parkway from an unacceptable LOS E to an acceptable LOS D during the PM peak hours. The total cost to implement the improvement is estimated to be $55,000.000. The applicant is responsible for paying a fair share of the total cost to complete the improvement which was determined to be 20.87 percent ($11,478.50). Compliance with this mitigation measure would reduce impacts to a less than significant level. **(Mitigation Measure 1)**

Table 6-B
Year 2019 Conditions Daily Roadway Segment Analysis Summary

Key Roadway Segments	Lanes	Existing Traffic Conditions		Year 2019 Without Project Traffic Conditions		Year 2019 With Project Traffic Conditions		Significant Impact?
		Daily Volume	LOS	Daily Volume	LOS	Daily Volume	LOS	Yes/No
1. Foothill Pkwy between California Ave & Tamarisk Ln	4	20,442	C	24,974	E	25,389	E	YES
2. Foothill Pkwy between Crossroads St & Bedford Canyon Rd	5	21,830	B	26,442	D	6,634	D	NO
3. State St north of Foothill Pkwy	2	1,159	A	1,237	A	1,248	A	NO

As shown in Table 6-B, the analysis on the three roadway segments indicate that only the segment on Foothill Parkway between California Avenue and Tamarisk Lane will operate at an unacceptable LOS E for Year 2019 With Project Traffic Conditions. To determine if the proposed project would create a significant impact to this roadway segment, the roadway segment was further analyzed during peak hour conditions to determine if there are any peak hour deficiencies. The peak hour analysis is summarized in Table 6-C below. As shown by the data, the roadway segment on Foothill Parkway between California Avenue and Tamarisk Lane is forecast to operate at LOS A during the AM and PM peak hours. As a result, the roadway segment is not expected to significantly be impacted by the project and therefore, no mitigation is required.

Table 6-C
Year 2019 Peak Hour Roadway Segment Level of Service Summary

Key Roadway Segments	Time Period	Link Capacity (Vehicles per hour per lane)	Lanes	Total Link Capacity (Vehicles per hour)	Year 2019 With Project Traffic Conditions	
					Peak Hour Volume	LOS
1. Foothill Pkwy between California Ave & Tamarisk Ln	AM	1,600	2 (eastbound)	3,200	1,171	A
	PM	1,600	2 (eastbound)	3,200	1,144	A
	AM	1,600	2 (westbound)	3,200	1,866	A
	PM	1,600	2 (westbound)	3,200	614	A

Off-site Parking

The tennis center will have a parking lot on site with 60 parking spaces which complies with the city's parking codes for this type of use. The project will also have off-site parking available at Santiago High School, which is located approximately 1,600 feet west of the site on Foothill Parkway. The off-site parking lot is intended to accommodate overflow parking during tournament days. The tennis center will provide a shuttle bus/van that will take tournament attendees from the school to the site via California Avenue, Taber Street, and State Street. The off-site parking lot would help prevent tournament parking from overflowing onto nearby neighborhood residential streets. This would reduce potential impacts to less than significant; therefore, no further mitigation is required.

Mitigation Measures

1. **Prior to map recordation, the applicant shall pay a fair share percentage of 20.87% of the total cost to widen and restripe California Avenue to provide a second southbound left-turn lane on California Avenue at Foothill Parkway.**

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

Discussion:

The applicant is required to pay applicable fees related to Riverside County's Multiple Species Habitat Conservation Plan, or MSHCP. The MSHCP is a habitat conservation plan implemented by the Western Riverside County Regional Conservation Authoity (RCA) 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 applicant is subject to the MSHCP mitigation fee for development. This fee will be used to acquire and preserve vegetation communities and natural areas, which are known to support these sensitive species.

An MSCHP consistency analysis was prepared for the project by LSA (September 2017) to ensure that the project complies with the MSHCP and does not impact biological resources. The project is not adjacent to an MSHCP Conservation Area or within a criteria area, species survey area or narrow endemic plant species survey area. No riparian/riverine/vernal pool resources are present within the study area. Thus, the project has no compliance issues related to these areas. The project site, however, is identified as being in the MSHCP burrowing owl survey area per the RCA MSHCP maps. Burrowing owls are found in open, dry grasslands, agricultural and range lands, and desert habitats. They nest in abandoned burrows or ground squirrels or the animals, in pipes, under piles of rock or debris, and in other similar features. A field visit was conducted by LSA for the burrowing owl. No burrowing owls or signs of the specie was found during the field visit. However, to ensure development of the project site will not impact the burrowing owl, the project is required to have a pre-construction survey conducted for the burrowing owl within 30 days prior to issuance of a grading permit (**Mitigation Measure 2**). This would reduce potential impacts to a less than significant level.

The project site does not contain jurisdictional drainage features, ponded areas, or riparian habitat subject to the regulatory authority of the California Department of Fish and Wildlife (CDFW), United States Army Corps of Engineers (USACE), and/or Regional Water Quality Control Board (RWQCB).

The project site contains trees, shrubs, and non-native grasslands which can provide habitat for migratory/nesting birds. To avoid any potential effects to migratory/nesting birds protected by the Migratory Bird Treaty Act (MBTA) and the CDFW Code, the project is required to comply with **Mitigation Measure 3**. This would reduce potential impacts to a less than significant level.

Mitigation Measures

2. **The applicant shall conduct and submit to the Community Development Department a pre-construction survey for the borrowing owl within 30 days prior to issuance of a grading permit.**

3. **Vegetation clearing and preliminary ground disturbance work should be completed outside of bird breeding season (February 1 through August 31). In the event that initial groundwork cannot be conducted outside the bird breeding season, pre-construction surveys shall be conducted and submitted to the Community Development Department for review within three days prior to site disturbance. Should nesting birds be found, an exclusionary buffer shall be established by the applicant's Project Biologist. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found. This buffer shall be clearly marked in the field by the construction personnel under guidance of the Project Biologist, and construction or clearing will not be conducted within this zone until the Project Biologist determines that the young have fledged or the nest is no longer active.**

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	☐	☐	☐	☒

Discussion:

Per Figure 4.5-7 of the General Plan Technical Background Report, the project site does not contain mineral resources. Therefore, the project does not impact mineral resources, and no mitigation is warranted.

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	☐	☐	☐	☒
b. Risk of accidental release of hazardous materials	☐	☐	☐	☒
c. Hazardous materials/emissions within ¼ mile of existing or proposed school	☐	☐	☐	☒
d. Located on hazardous materials site	☐	☐	☐	☒
e. Conflict with Airport land use plan	☐	☐	☐	☒
f. Impair emergency response plans	☐	☐	☐	☒
g. Increase risk of wildland fires	☐	☐	☐	☒

Discussion:

A Phase I Environmental Site Assessment (ESA) was conducted for the project by Soils Southwest, Inc (April 29, 2017) to evaluate the physical conditions of the project site and to uncover any hazardous wastes that may have previously been used, treated, stored, or disposed on the project site. The assessment included a site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies. No obvious environmental concerns were found on the site. No underground or aboveground tanks exist on the site according to historical records. The presence of asbestos was not visually recognized. No hazardous or potentially hazardous materials were stored on site. Therefore, Soils Southwest determined that no further investigation was warranted, and no mitigation is required.

The nearest schools to the project site are Santiago High School and El Cerrito Middle School. Santiago High School is located approximately 1,600 feet to the west and separated from the project site by several residential developments and roadways. El Cerrito Middle School is located approximately 2,900 feet to the east and separated from the project site by several residential developments, a new commercial development under construction, and Interstate 15. 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, located approximately 5.6 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 in proximity to the Cleveland National Forest nor is it considered an area that can be described as a wildland area. The project site is an infill site located within an urbanized area. Due to the urbanized nature of the surrounding area, the proposed development would not be considered at high risk for fire hazards. Furthermore, all development within the City of Corona is required to comply with all fire code requirements associated with adequate fire access, fire flows, and number of hydrants. Therefore, the project would have no impact 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	☐	☐	☒	☐
b. Exposure to excessive noise levels/vibrations	☐	☐	☒	☐
c. Permanent increase in ambient noise levels	☐	☐	☒	☐
d. Temporary increase in ambient noise levels	☐	☐	☒	☐
e. Conflict with Airport Land Use Plan noise contours	☐	☐	☐	☒

Discussion:

A noise analysis was prepared for the project by LSA (July 2017) to evaluate the potential noise and vibration impacts associated with the project. The following discusses the project's short-term and long-term potential noise impacts.

Short-term Construction Noise Impacts

Short-term noise impacts would be associated with excavation, grading, paving, and interior improvements inside the building during the construction of the proposed project. Noise levels from grading and other construction activities for the proposed project may range up to 90 dBA L_{max} at 50 feet. The nearest existing sensitive receptors to the south, north, and east of the project site are approximately 30 feet, 40 feet, and 90 feet away from the outdoor construction area, respectively, and would be exposed to construction noise reaching 94 dBA L_{max} for very limited times when construction occurs near the project boundary. However, construction noise would be partially masked by vehicular traffic on Foothill Parkway and State Street near these residences. Construction of the project would also need to comply with the permissible construction hours identified in 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 in the vicinity. Furthermore, construction noise is short-term as it would cease to occur once construction is completed. Thus, construction-related noise impacts from the project would be less than significant and no mitigation is required.

Long-term Traffic Noise Impacts

Long-term traffic noise analysis is based on traffic volume information taken from the traffic impact analysis prepared for the project by Linscott, Law, and Greenspan (February 2017). Project-related traffic would have mostly small (1 dBA or less) noise level increases along roadway segments in the project vicinity for the Existing and Opening Year (2019) scenarios. All roadway segments would have a 0.1 dBA or less traffic noise level increases under all of the With-Project scenarios. Because this range of traffic noise level increases in the outdoor environment, it would not be perceptible by the human ear when it occurs gradually over a period of time. Therefore, no significant off-site traffic noise impacts from project-related traffic is expected to occur and no mitigation is required.

Per the project's traffic impact analysis, Foothill Parkway west of State Street would have the highest daily traffic volumes. The proposed tennis center has a tennis court located approximately 85 feet from the Foothill Parkway centerline and would potentially be exposed to traffic noise approximately 66.4 dBA CNEL. This exterior noise level would potentially exceed the City's 65 dBA CNEL exterior noise standard for open space. Currently, there is a five-foot high block way along Foothill Parkway which can provide approximately a 5 dBA noise reduction to the tennis court. The reduced noise level (61.4 dBA) would not exceed the City's 65 dBA CNEL exterior noise standard for open space. No additional soundwalls are required on the project site along Foothill Parkway.

Long-term Operational Noise Impacts

The project site is surrounded by residential properties to the north, west, east, and south. The nearby residences may be exposed to long-term stationary noise sources from the project site such as parking lot activities and tennis court activities.

Parking Lot Activity

Parking lot activities on the project site would generate approximately 60 to 70 dBA L_{max} at 50 feet. The closest off-site sensitive land use with outdoor activities is the backyard of a single-family home located approximately 80 feet to the northwest of the proposed project parking lot, where the noise level would be attenuated to 54 to 64 dBA L_{max}. This level of noise is about the same or even less than vehicular noise and is intermittent in nature and would rarely occur at night in the off-hour periods of the tennis center. Therefore, no significant noise impacts would occur and no mitigation is required.

Grandstand Court Activity

The project is proposing to have 11 tennis courts for practice and one grandstand court for occasional tournaments. Noise levels from these areas would not include loudspeakers because the project is prohibited from using loudspeakers at the tennis center due to the surrounding residential properties. Noise generated from the use of the tennis courts would consist of people conversing or yelling and the sound of racquets and tennis balls intermittently. In order to evaluate potential noise impacts from the grandstand court during a tournament event, reference noise level from crowd noise was obtained from a noise level measurement conducted by RECON Environmental, Inc. at a high school championship football game (RECON 2003). Crowd noise was measured to be 65 dBA L_{eq} at 75 feet. The closest off-site sensitive land use with outdoor activities is the backyard of a single-family home located approximately 200 feet to the southeast of the grandstand court where tournament games with crowd of audiences would most likely happen, and the crowd noise would be attenuated to 57 dBA L_{eq} at the residence. Note that reference noise level measurements obtained from RECON at the high school championship football game would be a worst-case condition because the size of the tennis tournament crowd would be much smaller,

and noise levels would generally be lower in the grandstand court.

Practice Courts Activity

In order to evaluate potential noise impacts from the use of the practice tennis courts, reference noise level from practice tennis court noise was obtained from a noise assessment report conducted by J.C. Brennan & Associates, Inc. (J.C. Brennan 2010). Typical hourly noise levels associated with tennis courts are approximately 58 dBA L_{eq} at a distance of 50 feet from the center of the court. Practice courts #3 through #5 and #7 through #10 are clustered on the northwest corner of the project site. Under the worst-case scenario, all seven tennis courts would be occupied at the same time, and the cumulative noise level would be approximately 66 dBA L_{eq} at a distance of 50 feet from the center of the seven tennis courts. The closest off-site sensitive land use with outdoor activities is the backyard of a single-family home located approximately 120 feet north to the center of these courts, and the tennis court cumulative noise level would be attenuated to 58 dBA L_{eq}.

During tournament games and regular operation hours, the worst-case noise level from the tennis courts is expected to be less than 58 dBA L_{eq} at the closest residence because the project site has existing approximately six-foot high masonry walls built along the project boundaries, which will provide approximately a 5 dBA noise reduction to the closest residences. The reduced noise level (53 dBA) would not exceed the City's stationary source standard of 55 dBA L_{eq} established for residential properties. Therefore, no mitigation is required.

11. PUBLIC SERVICES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fire protection	☐	☐	☒	☐
b. Police protection	☐	☐	☒	☐
c. Schools	☐	☐	☒	☐
d. Parks & recreation facilities	☐	☐	☒	☐
e. Other public facilities or services	☐	☐	☒	☐

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	☐	☐	☐	☒
b. Involve construction/expansion of water or wastewater treatment facilities	☐	☐	☐	☒
c. Involve construction/expansion of storm drains	☐	☐	☐	☒
d. Sufficient water supplies/compliance with Urban Water Management Plan.	☐	☐	☐	☒
e. Adequate wastewater treatment capacity	☐	☐	☒	☐
f. Adequate landfill capacity	☐	☐	☐	☒
g. Comply with solid waste regulations	☐	☐	☐	☒

Discussion:

As required for all projects by the City's Department of Water and Power (DWP), the project is required to construct or

guarantee the construction of all necessary public water and sewer facilities needed to serve the project. All water and sewer facilities are required to be designed per the standards of the DWP and Riverside County Department of Health Services and will be reviewed by the DWP during the plan check process. This would reduce the impacts to less than a significant level and therefore, no further mitigation would be required.

The installation of impermeable surfaces, such as buildings and pavement, generally increases the velocity and volume of surface runoff. As runoff flows over lawns, gardens, sidewalks, and streets, it carries off pollutants such as automobile oil and antifreeze, pesticides, pet waste, and litter into the storm drain system. The storm drain system collects water from the streets and transports it directly or indirectly to local water supplies and nearby waterways where it is typically not filtered or treated. The project will be designed to include retention areas for additional runoff created by the proposed project. The project is required to adhere to storm drainage requirements found within the NPDES permit process as well as provisions required by the Public Works Department. Since the proposed project would be required to adhere to NPDES permit requirements and City of Corona storm water provisions, impacts associated with this issue are considered to be less than significant and no mitigation would be required.

Waste Management (WM) is contracted by the City of Corona as the sole hauler of solid waste and provider of recycling services. WM provides refuse collection to residential, commercial, and industrial customers. Based on the solid waste generation identified in Table 12-A, the proposed commercial project would generate approximately 0.03 tons/day of solid waste. Solid waste from the project would be transported to the El Sobrante landfill located at 10910 Dawson Canyon in Corona. The El Sobrante landfill accepts a maximum 16,054 tons of waste per day and has a remaining capacity of 145,530,000 tons and an estimated closure date of 2045 (http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0217/Detail/).

TABLE 12-A
Project Solid Waste Projections

Proposed use	Square foot or dwelling unit	Solid Waste Generation Factor	Project Solid Waste Generated (tons/year)
Commercial	5,319	0.0024 tons/sf/year[1]	12.76
		TOTAL (tons/year)	**12.76**
		TOTAL (tons/day)	**0.03**

[1] Source: Table 4.5-5 Generation of Solid Waste at General Plan buildout within the City, City of Corona General Plan Final Environmental Impact Report, March 2004

Development of the proposed project would not significantly impact current operation of or the expected lifetime of the El Sobrante Landfill because solid waste generated by the proposed project represents substantially less than one percent of the landfill's maximum allowable daily capacity. Additionally, solid waste service fees would be charged to individual property owners when services is initiated to offset operation costs associated with solid waste collection and disposal. Therefore, the project is anticipated to create a less than significant impact to landfill capacity and no mitigation would be required.

13 AESTHETICS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Scenic vista or highway	☐	☐	☐	☒
b. Degrade visual character of site & surroundings	☐	☐	☐	☒
c. Light or glare	☐	☐	☒	☐
d. Scenic resources (forest land, historic buildings within state scenic highway	☐	☐	☐	☒

Discussion:

Per Figure 4.4.2 of the City of Corona General Plan Technical Background Report, Foothill Parkway is a designated scenic highway from Mangular Avenue to State Street. The portion of Foothill Parkway that fronts the project site is part of this scenic highway stretch. The project proposes two one-story buildings which have stucco walls with barrel shaped steel roof tiles. The architecture includes several accent materials including Corten steel cladding, travertine tiles, and decorative fabric shades. The tennis center will be enhanced with landscaping and perimeter block walls. The project is subject to the applicable development standards of the Corona Municipal Code and being reviewed through the conditional use permit process (CUP17-003) to ensure the project is designed and constructed to be aesthetically pleasing and attractive to its surrounding areas so that there is no degradation to this scenic corridor. Therefore, the mitigation is required.

A photometric analysis was prepared for the project by MSA Engineering Consultants to analyze the project's on-site lighting

for compliance with the city's performance standard for glare and to ensure that the on-site lighting will not be a nuisance to the surrounding existing residences. The applicant is proposing to install 20-foot high light poles with hooded fixtures around the tennis courts. Each practice court will have six light fixtures (three on each side). The grandstand court which will be used for tournaments will have eight light fixtures (four on each side). Four light poles will be installed in the parking lot. The photometric analysis demonstrates that the project's lighting would be in compliance with the city's regulations pertaining to glare per Section 17.84.070 of the Corona Municipal Code, which states that "all areas of exterior lighting shall be designed to direct light downward with minimal spillover onto adjacent residences, sensitive land uses, and open space." The analysis showed that the proposed exterior lighting would result in minimal to no glare spillover onto the adjacent properties surrounding the project site.

Furthermore, per information provided by the applicant, the courts will have a local control station that controls the lighting within each court. The lighting will turn on only when a court is occupied and switch off automatically if no motion is detected for a set amount of time or if the time set on the court's control station runs out. The courts will also be controlled by a master time clock function which will limit the time the courts are allowed to be turned on so that court lights can only be turned on during operational hours, which will be Monday through Thursday from 8:00 AM to 9:00 PM and Fridays and Saturdays from 8:00 AM to 8:00 PM. It should also be noted that the grade of the tennis courts will be approximately seven to 24 feet lower than the street grade on Foothill Parkway. Also, the tennis courts nearest to the adjacent residential properties to the west are lower in elevation by approximately 17 to 22 feet. For the property to the north of the site, the nearest light poles to this property will be located approximately 60 feet from the site's northerly property line. For the properties to the southeast, the nearest light poles will be located approximately 35 feet from the southeasterly property line. The grade difference and distance between the light poles and surrounding properties and the hooded fixtures should reduce potential glare impacts to a less than significant level; therefore, mitigation pertaining to lighting and glare is not warranted.

14. CULTURAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Historical resource	☐	☒	☐	☐
b. Archaeological resource	☐	☒	☐	☐
c. Paleontological resource or unique geologic feature	☐	☒	☐	☐
e. Disturb human remains	☐	☒	☐	☐

Discussion:

A Cultural Resources Assessment was prepared for the project by LSA (August 2017). LSA conducted a records search at the Eastern Information Center located on the campus of University of California, Riverside. The search indicated that five cultural resources have been recorded within one mile from the project site. There have been no cultural resources documented on the project site. LSA also reviewed historic maps and conducted online research which reviewed that the project was previously an orchard from the late 1940s to late 1960s. An agricultural reservoir was established within the project site in the mid-1960s but was in at some time between 1980 and 1995. A house was constructed on the site in the 1960s with concrete driveways constructed in the late 1990s or early 2000s. The house was burned down and demolished between 2005 and 2006. An accessory structure remains on the site. LSA conducted a field survey of the site on July 24, 2017 which reviewed no significant signs of cultural resources. Therefore, LSA did not recommend further cultural resources investigation or monitoring.

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 June 13, 2017. The Department received written requests from the Pechanga, Soboba and Rincon tribes in June 2017 requesting consultation on the project. Over a course of approximately a year, Staff made multiple efforts to engage with Pechanga and Soboba. However, consultation did not progress as the two tribes became nonresponsive to Staff's emails. In order to prevent further delay to the project, Staff chose to end consultation with Pechanga and Soboba as Staff believes that a good faith and reasonable effort was made by Staff to consult on the project. Staff was able to complete consultation with the Rincon tribe, which requested tribal monitoring during the project's grading/construction process. Therefore, **Mitigation Measures 4-9** are necessary in order to reduce cultural resources impacts to less than significant.

Mitigation Measures:

4. **Tribal Monitoring: Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process.**

The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement(s). 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.

5. 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 tribe(s), 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, Tribe(s) 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.

6. 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 oversite 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:
        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;
        ii. A curation agreement with an appropriate qualified repository within Riverside County that 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;
        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.
        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 Monitor(s) 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.

7. Sacred Sites: All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

8. 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:

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.**
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.**

9. **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 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.**

   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).

   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 median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

15. AGRICULTURE RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Williamson Act contract	☐	☐	☐	☒
b. Conversion of farmland to nonagricultural use	☐	☐	☐	☒

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	☐	☐	☐	☒
b. Conflict with a plan, policy or regulation	☐	☐	☐	☒

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.

Per the CAP, small projects that are expected to emit GHG emissions that are less than 3,000 $MtCO_2e$ (metric tons of CO_2e equivalent) are not required to utilize the screening tables as they would be expected to have a less than significant individual and cumulative impact for GHG emissions. To demonstrate that the applicant's project is a "small project" a greenhouse gas analysis was prepared for the project by LSA (April 2017). The annual greenhouse gas emissions associated with the construction and operation of the project are estimated to be approximately 443 $MTCO_2e$ and 919 $MTCO_2e$, respectively. These would not exceed the threshold of significance of 3,000 MTCO2e for small land use projects and thus, the project was not required to use the screening tables which demonstrates the project's compliance with the CAP. Therefore, the project would result in a less than significant impact and no mitigation is warranted.

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 resource 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 5020.1(k), or	☐	☐	☐	☒
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.	☐	☐	☐	☒

Discussion:

The project site is not listed on the California Register of Historical Resources or on the City's register of historic resources.

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	☐	☐	☒	☐
b. Cumulatively considerable impacts	☐	☐	☒	☐
c. Substantial adverse effects on humans	☐	☐	☒	☐
d. Short-term vs. long-term goals	☐	☐	☒	☐

Discussion:

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

- Biological Resources;
- Transportation/Traffic;
- Cultural Resources

However, appropriate mitigation has been developed. Mitigation Measures 1-9 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. Noise and Vibration Impact Analysis, prepared by LSA, July 2017
3. Cultural Resources Assessment, prepared by LSA, August 2017
4. Report of Geotechnical Investigation, prepared by Soils Southwest Inc., October 26, 2017
5. Air Quality and Greenhouse Gas Impact Analysis, prepared by LSA, April 2017
6. Preliminary Water Quality Management Plan, prepared by The Prizm Group, July 17, 2017, revised April 30, 2018
7. Focused Site Traffic Impact Analysis, prepared by Linscott Law & Greenspan, April 23, 2018
8. Photometric Study, prepared by MSA Engineering Consultant, May 5, 2017

MITIGATION MONITORING AND REPORTING PROGRAM
CITY OF CORONA

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	TRANSPORTATION/TRAFFIC					
1	Prior to map recordation, the applicant shall pay a fair share percentage of 20.87% of the total cost to widen and restripe California Avenue to provide a second southbound left-turn lane on California Avenue at Foothill Parkway.	Conditions of Approval	Submittal of payment	Prior to map recordation	Public Works Dept.	
	BIOLOGICAL RESOURCES					
2	The applicant shall conduct and submit to the Community Development Department a pre-construction survey for the borrowing owl within 30 days prior to issuance of a grading permit.	Conditions of Approval	Submittal of documentation	Prior to issuance of a grading permit	Community Development Dept.	
3	Vegetation clearing and preliminary ground disturbance work should be completed outside of bird breeding season (February 1 through August 31). In the event that initial groundwork cannot be conducted outside the bird breeding season, pre-construction surveys shall be conducted and submitted to the Community Development Department for review within three days prior to site disturbance. Should nesting birds be found, an exclusionary buffer shall be established by the applicant's Project Biologist. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found. This buffer shall	Conditions of Approval	Submittal of documentation	Prior to issuance of a grading permit	Community Development Dept.	

	be clearly marked in the field by the construction personnel under guidance of the Project Biologist, and construction or clearing will not be conducted within this zone until the Project Biologist determines that the young have fledged or the nest is no longer active.					

	CULTURAL RESOURCES					
4	Tribal Monitoring: Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process. The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement(s). 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.	Conditions of Approval	Submittal of documentation	Prior to issuance of a grading permit	Community Development Dept.	
5	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 tribe(s), 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:	Conditions of Approval	Submittal of documentation	Prior to issuance of a grading permit	Community Development Dept.	

	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, Tribe(s) 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.					
6	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 oversite of the process; and	Conditions of Approval	Submittal of documentation	During grading operations	Project archaeologist and Community Development Dept.	

	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: 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; ii. A curation agreement with an appropriate qualified repository within Riverside County that 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; 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. 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 Monitor(s) 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.					
7	Sacred Sites: All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.	Conditions of Approval	Submittal of documentation	During grading operations	Project archaeologist and Community Development Dept.	
8	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: 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.	Conditions of Approval	Submittal of documentation	During grading operations	Project archaeologist and Community Development Dept.	

	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.					
9	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 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. 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	Conditions of Approval	Submittal of documentation	During grading operations	Project archaeologist and Community Development Dept.	

	the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC). 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 median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).					