



CITY OF CORONA

MITIGATED NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

GPA2020-0003: General Plan Amendment application to change the general plan land use designation on 17.02 acres from Low Density Residential (LDR, 3-6 du/ac) to General Commercial on 8.95 acres and Medium Density Residential (MDR, 6-15 du/ac) on 8.07 acres, located on the southwest side of Foothill Parkway at Chase Drive.

CZ2020-0002: Change of Zone application to change the zoning on 17.02 acres from A (Agricultural) to C-3 (General Commercial) on 8.95 acres and R-3 (Multiple Family Residential) on 8.07 acres, located on the southwest side of Foothill Parkway at Chase Drive.

TTM 37691: Tentative Tract Map application for the subdivision of 17.02 acres into two lots for commercial and residential condominium purposes in the proposed C-3 (General Commercial) and R-3 (Multiple Family Residential) zone, located on the southwest side of Foothill Parkway at Chase Drive.

PP2020-0005: Precise Plan application for the development of 25,715 square feet of commercial/retail and food space on 8.95 acres in the proposed C-3 (General Commercial) zone, located on the southwest side of Foothill Parkway at Chase Drive.

CUP2020-0001: Conditional Use Permit application for the development of 78 residential condominium units on 8.07 acres in the proposed R-3 (Multiple Family Residential) zone, located on the southwest side of Foothill Parkway at Chase Drive.

ENTITY OR PERSON UNDERTAKING PROJECT:

Chris Bowen
GF Investments, Inc.
110 N. Lincoln Avenue, Suite 202
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 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: _____

EXHIBIT 4

CITY OF CORONA INITIAL STUDY / MITIGATED NEGATIVE DECLARATION FOR THE SKYLINE VILLAGE MIXED-USED PROJECT

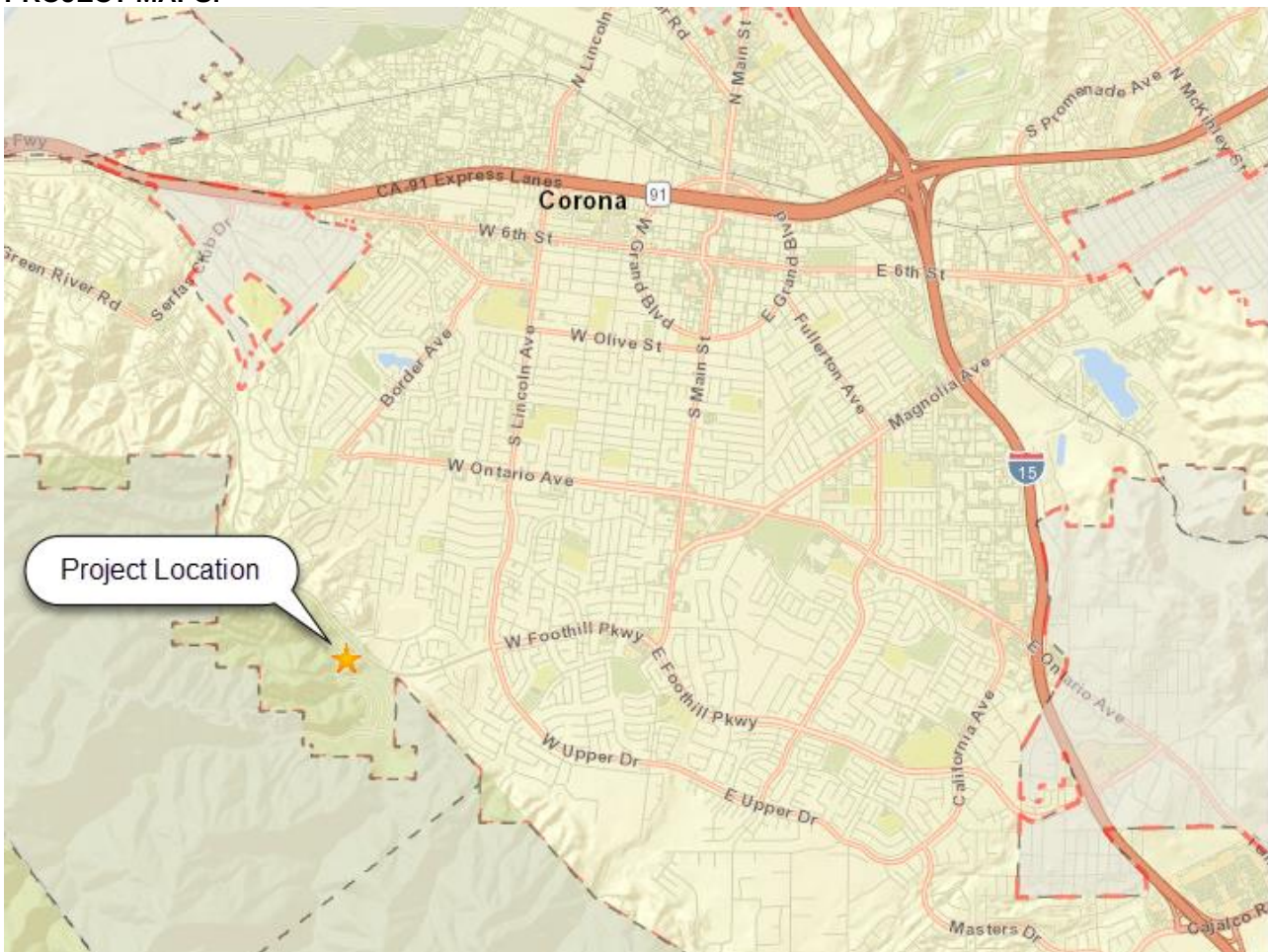
PROJECT TITLE: Skyline Village

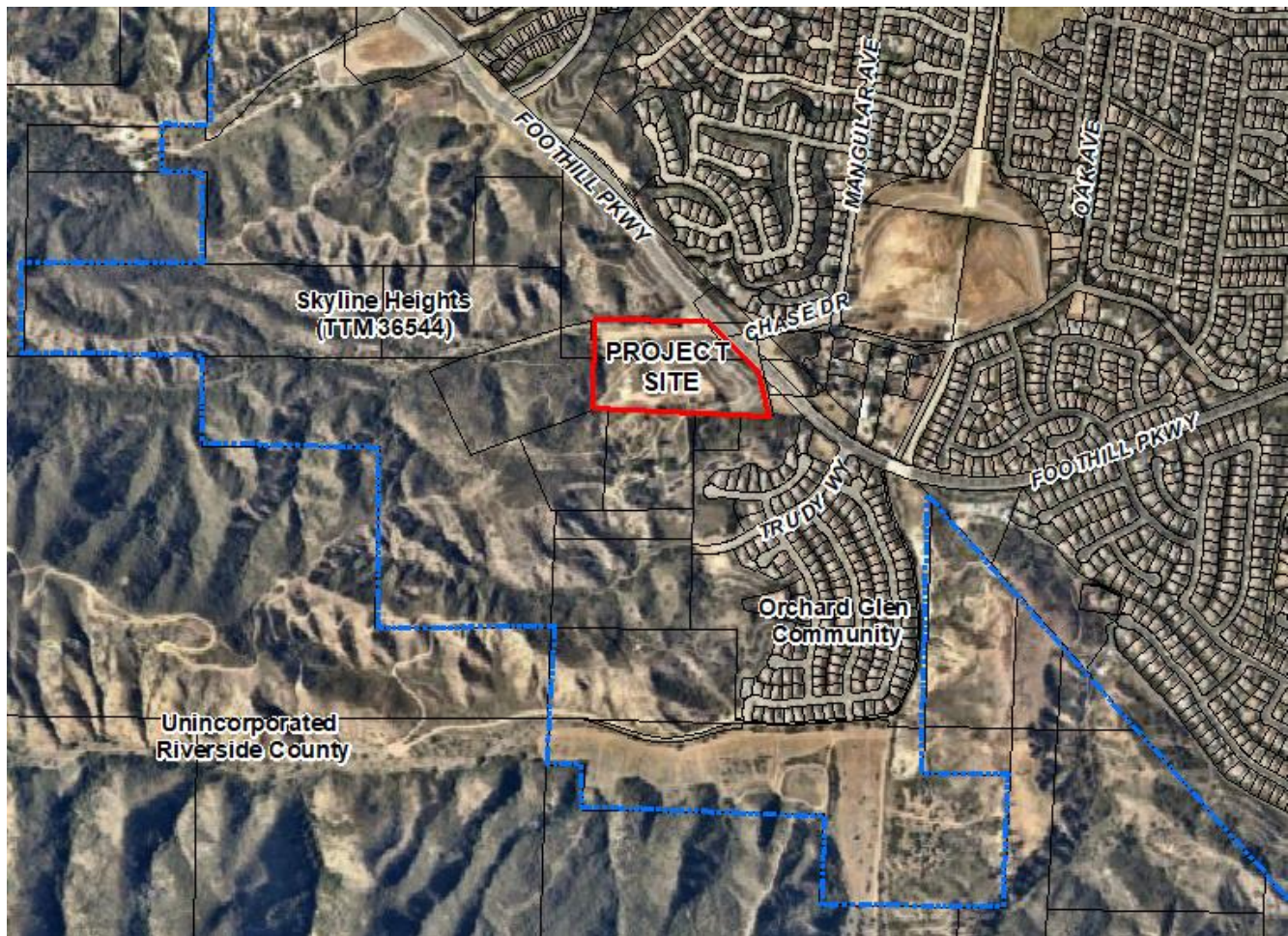
- General Plan Amendment 2020-0003 (GPA2020-0003)
- Change of Zone 2020-0002 (CZ2020-0002)
- Tentative Tract Map 37691 (TTM 37691)
- Precise Plan 2020-0005 (PP2020-0005)
- Conditional Use Permit 2020-0001 (CUP2020-0001)

PROJECT LOCATION: North of Trudy Way, southwest of Foothill Parkway and Chase Drive, in the City of Corona, County of Riverside (APNs 275-050-014 and 275-080-041)

PROJECT PROPONENT: Chris Bowen
GF Investments, Inc.
110 N. Lincoln Avenue, Suite 202
Corona, CA 92882

PROJECT MAPS:





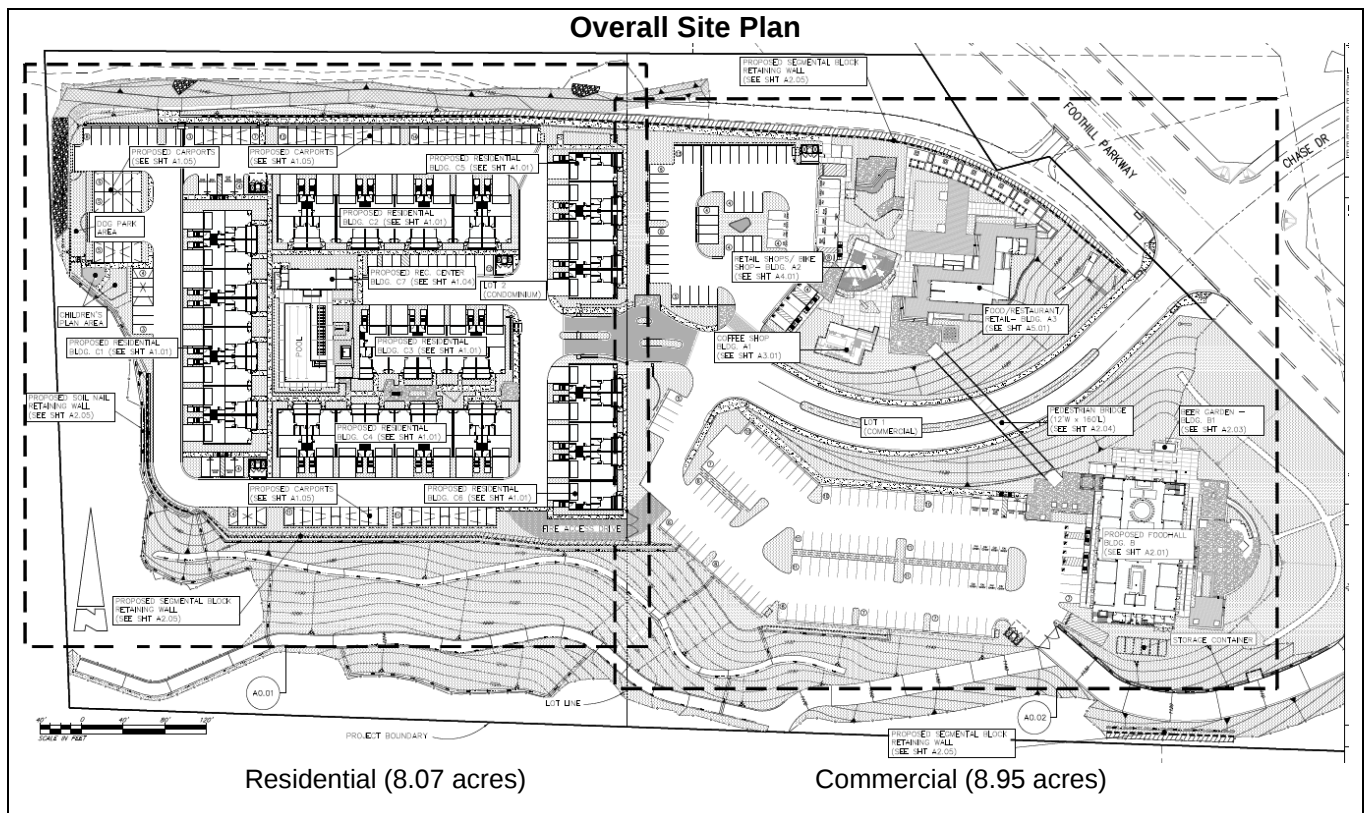
PROJECT DESCRIPTION: The project is a commercial and residential horizontal mixed-use development proposed on 17.02 acres generally located near the southwesterly limits of the City of Corona. The project site is comprised of two vacant parcels (APNs 275-050-014 and 275-080-041), which are located on the southwest side of Foothill Parkway at Chase Drive. The project proposes to construct a gated residential condominium development consisting of 78 dwelling units on the west half of the project site over 8.07 acres. The condominium complex includes three story attached units, a 1,400 square foot pool/recreation building, parking, and private amenities. The commercial portion will occupy the east half of the project site over 8.95 acres and includes 25,715 square feet of commercial/retail and food space.

The project requires the construction of two retaining walls that are necessary in order to create level pads for the development. One wall is located along the site's north perimeter and ranges from approximately four (4) feet to thirty (30) feet in height. The second retaining wall is located along the southwesterly perimeter of the site and ranges from approximately three (3) feet to twenty (20) feet in height.

The project will have vehicular access from Foothill Parkway via an easement that is designed as a 54-foot wide private road. The private road will be aligned with Chase Drive to create a four-way signalized intersection.

The current zoning of the project site is Agricultural, which permits agricultural uses and requires a minimum lot size of 5 acres for newly created lots. Per the City of Corona 2020-2040 General Plan, the general plan designation of the project site LDR (Low Density Residential), which permits residential density ranging from 3-6 dwelling units per acre (du/ac). The project requires a change of zone and a general plan amendment to allow for multi-family residential and commercial uses on the project site. The proposed zoning is R-3 (Multiple Family Residential) for the residential portion (8.07 acres) and C-3 (General Commercial) for the commercial portion (8.98 acres). The proposed general plan designation is MDR (Medium Density Residential), which permits residential density ranging from 6-15 du/ac. The residential development results in a density of 9.6 du/ac, which falls within the MDR's density

- **GPA2020-0003:** GPA2020-0003 is a General Plan Amendment application to change the general plan land use designation on 17.02 acres from Low Density Residential (LDR, 3-6 du/ac) to General Commercial on 8.95 acres and Medium Density Residential (MDR, 6-15 du/ac) on 8.07 acres,
- **CZ2020-0002:** CZ2020-0002 is a Change of Zone application to change the zoning on 17.02 acres from Agricultural to C-3 (General Commercial) on 8.95 acres and R-3 (Multiple Family Residential) on 8.07 acres.
- **TTM 37691:** TTM 37691 is a Tentative Tract Map application for the subdivision of 17.02 acres into two lots for commercial and residential condominium purposes in the proposed C-3 (General Commercial) and R-3 (Multiple Family Residential) zone.
- **PP2020-0005:** PP2020-0005 is a Precise Plan application for the development of 25,715 square feet of commercial/retail and food space on 8.95 acres in the proposed C-3 (General Commercial) zone.
- **CUP2020-0001:** CUP2020-0001 is a Conditional Use Permit application for the development of 78 residential condominium units on 8.07 acres in the proposed R-3 (Multiple Family Residential) zone.



ENVIRONMENTAL SETTING:

Site Description: The project site is located within the foothills of the Cleveland National Forest and has frontage on Foothill Parkway. The project site is currently vacant and has a graded ridgetop that is approximately 1,255 feet above mean sea level (msl) and an approximately 130-foot high slope with associated terrace drains bordering the graded ridgetop. A paved path leads onto the site from Foothill Parkway, which transitions to a dirt path near the northern perimeter of the site. A second paved access road is located along the southerly perimeter, which leads from Foothill Parkway to the neighboring property to the south. A drainage inlet is located at the northeasterly corner of the site. The site is covered by annual weeds, trees, shrubs, and debris. The current improvements on the site were established in approximately 1985.

Site Surroundings: The project site is surrounded by the Cleveland National Forest to the west, a commercial plant nursery to the south, with a single family residential development located south of the nursery. Foothill Parkway borders the northeast perimeter of the project site. Located beyond Foothill Parkway to the north, east, and southeast of the project site are single family residential developments.

GENERAL PLAN \ ZONING:

General Plan: The current general plan designation of the project site is LDR, which permits a residential density ranging from 3-6 du/ac. GPA2020-0003 proposes to amend the general plan land use map to change 8.07 acres of the project site to MDR, which permits a residential density ranging from 6-15 du/ac. The residential development that is being proposed on the project site yields a density of 9.6 du/ac, which falls within the MDR's density range of 6-15 du/ac. Additionally, 8.95 acres is being amended to General Commercial to accommodate the commercial uses planned on the site.

Zoning: The current zoning of the project site is A (Agricultural), which primarily permits agricultural uses and requires a minimum lot size of 5 acres for newly created lots. CZ2020-0002 proposes to change the zoning on the western 8.07 acres of the project site to R-3 (Multiple Family Residential) to allow for the development of residential condominiums. The remaining balance of 8.95 acres, which are located on the eastern half of the project site, would be changed to C-3 to allow for the development of commercial uses.

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.

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

Date Prepared: June 15, 2021 Prepared By: Sandra Yang, Senior Planner

Contact Person: Sandra Yang Phone: (951)279-3553

AGENCY DISTRIBUTION

(check all that apply)

- _____ Responsible Agencies
- _____ Trustee Agencies (CDFG, SLC, CDPR, UC)
- _____ State Clearinghouse (CDFG, USFWS, Redev. Projects)
- _____ AQMD
- _____ 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
Rosemead, CA 91770

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	☐	☐	☐	☒

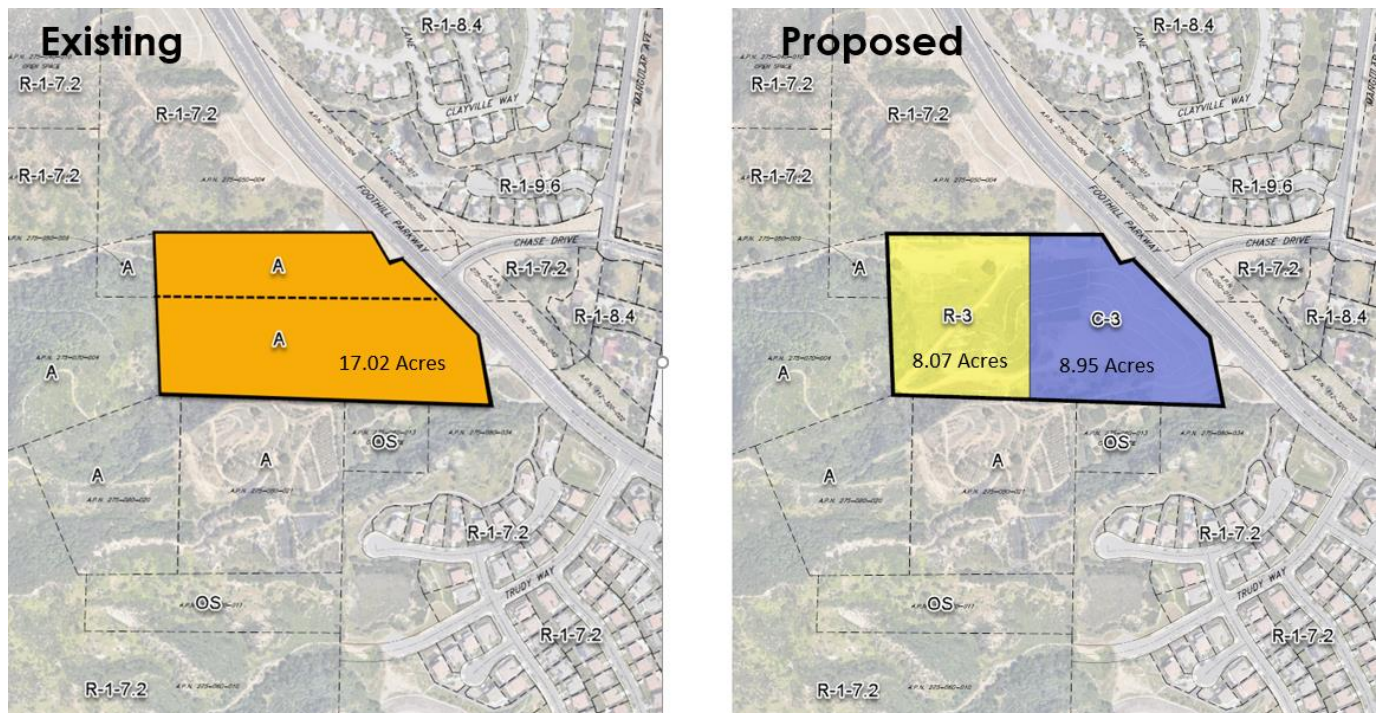
Discussion:

- a. Per the City of Corona Zoning Map, the two parcels within the project site are currently zoned Agricultural, which permits primarily agricultural uses and requires a minimum lot size of 5 acres for newly created lots. CZ2020-0002 proposes to change the zoning on the western 8.07 acres of the project site to R-3 to allow for the development of residential condominium homes. The remaining 8.95 acres located on the eastern half of the project site would be changed to C-3 to allow for the development of commercial uses. Refer to Figure 1.

Per the City of Corona 2020-2040 General Plan, the general plan designation of the two parcels is LDR, which permits residential development to occur at a density ranging from 3-6 du/ac. GPA2020-0003 proposes to amend the General Plan land use map to change the site's general plan designation to MDR, which permits a residential density ranging from 6-15 du/ac. The 78 residential units proposed on the western 8.07 acres of the project site would yield a density of 9.66 du/ac, which falls within the MDR's density range of 6-15 du/ac. Refer to Figure 2.

The project's proposed change of zone and general plan amendment applications would bring the project site's zoning and general plan designation into conformance with the land uses that are proposed for the project site. Therefore, the project would not conflict with the city's land use plans or policies. No impact would occur.

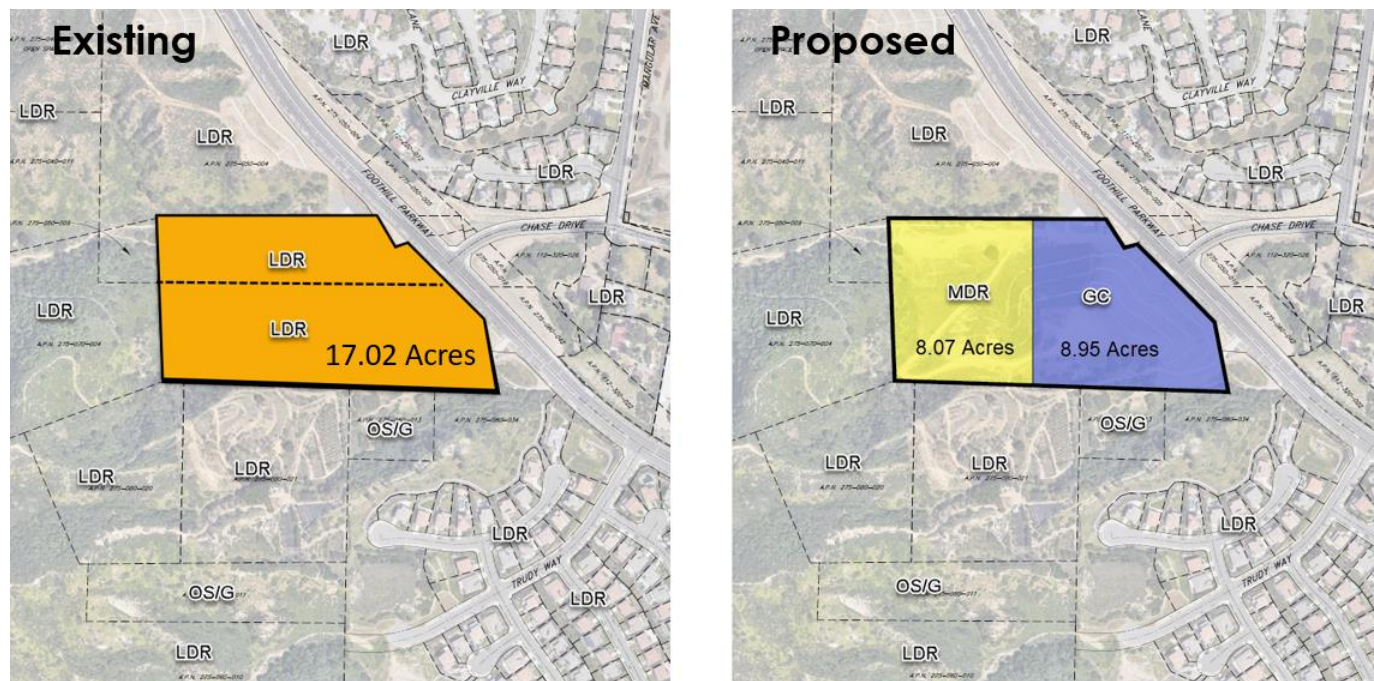
Figure 1: Change of Zone Proposal



Legend

- A: Agricultural
- OS: Open Space
- C-3: General Commercial
- R-1-7.2: Single Family Residential, 7,200 minimum lot size
- R-1-8.4: Single Family Residential, 8,400 minimum lot size
- R-1-9.6: Single Family Residential, 9,600 minimum lot size
- R-3: Multiple Family Residential

Figure 2: General Plan Amendment Proposal

**Legend**

GC: General Commercial

LDR: Low Density Residential, 3-6 du/ac

MDR: Medium Density Residential, 6-15 du/ac

OS/G: Open Space/General

- b. The surrounding land uses are primarily residential and open space. There is an agricultural use consisting of a commercial nursery located on property that borders the south side of the project site. Foothill Parkway and open space separate the project site from existing single family residential developments that are located to the north and east of the project site. The nursery and open space separate the project site from an existing single family residential development that is located southeast of the project site. Bordering the project site to the north is an undeveloped parcel that is part of an approved single family residential subdivision consisting of 292 lots on 291 acres (TTM 36544, Skyline Heights). The undeveloped parcel will remain as open space, as no dwellings are actually planned within this area. The 292 lots are located farther west of the project site. Bordering the west side of the project site are two undeveloped parcels that are currently zoned Agricultural. There is currently no approved or pending development on these two parcels. Any future development proposed on the two parcels would need to be analyzed and likely involve a change of zone and general plan amendment. Furthermore, the project footprint is significantly lower (by over 30 feet) in elevation than the two parcels to the west. This difference in elevation creates a physical buffer between the project site and any future development that may occur on the adjacent western parcels. No impact would occur.
- c. As discussed under Section 1.b, the project site is surrounded by Foothill Parkway, natural hillsides, open space, and a nursery. Therefore, the project would not physically divide an established community, and no impact would occur.

2. POPULATION AND HOUSING:

- a. Induce substantial growth
- b. Displace substantial numbers of existing housing or people

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
☐	☐	☐	☒
☐	☐	☐	☒

Discussion:

- a. The existing LDR General Plan designation on the project site enables 3-6 du/ac. GPA2020-0003 proposes to change the General Plan designation to MDR, which would permit density ranging from 6-15 du/ac. The 78 residential units proposed on the project site would yield a density of 9.66 du/ac which would not exceed the maximum allowable density of 15 du/ac under the proposed MDR designation. Development of the 78 residential units would not induce substantial growth or exceed the city's population projections established in the 2020-2040 General Plan for buildout year 2040 because

buildout of the City is not linked to a development timeline and is based on a reasonable worst-case buildout of the parcels in the City. Not all parcels will be developed by buildout Year 2040. Therefore, no impact would occur and no mitigation is required.

- b. Development of the proposed project will not result in the displacement of substantial numbers of existing housing or people because both properties are currently vacant. Therefore, there would be no impacts and no mitigation is 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. LGC Consultants prepared a Geologic Fault Hazard Evaluation (dated July 16, 2020) and Geotechnical Investigation Report (dated July 16, 2020) for the project. Per the Geologic Fault Hazard Evaluation, a portion of the project site is located within an Alquist-Priolo Fault Zone and a Riverside County Earthquake Fault Zone for the Elsinore Fault. LGC conducted a field evaluation of the site and trenching in various locations within the site was done as part of the investigation. Faulting associated with the Tin Mine fault was located trending generally east-west through the site. However, no evidence of active faulting was observed in artificial fill soils overlying localized fault traces. Review of aerial imagery did not show geomorphic fault features associated with either splay of the Tin Mine fault transecting the site. With the absence of Holocene aged topsoil, LGC Consultants could not conclude that the fault is inactive or potentially active. However, with no lineaments observed that could indicate potential activity, LGC Consultants concluded that the Tin Mine fault is not active. Based on their evaluation and previous trenching, no structural setback zones were recommended for this fault. Furthermore, LGC did not identify any landslides that would impact the site. The potential for liquefaction is not considered a possibility.

The project will be subject to city and county local codes, and the latest California Building Code (CBC). Also, the project is required to comply with the engineering recommendations in the Updated Geologic Fault Hazard Evaluation and the Geotechnical Investigation Report. Compliance with these recommendations would reduce impacts related to fault/seismic failures, landslides, and liquefaction to less than significant. **[MM 3-A]**

- b. The project would involve grading of more than 100 cubic yards. According to the project's conceptual civil plans prepared by KWC Engineers, grading on the project site would cut approximately 545,900 cubic yards, while fill taking place would comprise of approximately 91,000 cubic yards. **MM 3-A** already requires the project applicant to comply with the engineering recommendations in the project's Geotechnical Investigation Report. This would reduce impacts to less than significant, and no further mitigation is warranted.
- c. Grading would occur in areas over 10% slope. However, compliance with **MM 3-A** would reduce impacts related to this issue to less than significant. Therefore, no further mitigation is warranted.
- d. Inclement weather may cause rapid erosion during mass grading and/or construction. LGC recommends that proper erosion and drainage control measures should be taken during periods of inclement weather in accordance with City of Corona, Riverside County, and California State requirements. This recommendation is part of the engineering recommendations in the Geotechnical Investigation Report, which the applicant is required to comply with per MM-1. Compliance with **MM 3-A** would reduce impacts related to erosion to less than significant. No further mitigation is required.
- e. Any proposed fill slopes constructed at a 2:1 horizontal to vertical (h:v) orientation or flatter should be grossly stable. Portions of any proposed cut slopes may expose low-density, compacted artificial fill as well as significant layers of relatively non-cohesive alluvium deposits which will likely require stabilization by over-excavation and replacement with compacted fill. LGC recommends that during the grading plan review stages, a detailed slope stability investigation and analysis be required to evaluate the stability and buttress design for the 75 ± foot high north facing cut slope along the southern property line. This recommendation is part of the engineering recommendations in the Geotechnical

Investigation Report, which the project is required to comply with. Compliance with **MM 3-A** would reduce impacts related to unstable soils to less than significant, and no further mitigation is required.

- f. Results of preliminary laboratory tests conducted by LGC indicate that the onsite soil materials exhibit expansion potentials of VERY LOW in accordance with 2019 CBC, Chapter 18. LCG recommends that expansive soil conditions at the near surface finish grade soil should be evaluated and tested for individual building pads on a pad-by-pad basis during and at the completion of rough grading to verify and/or modify the anticipated conditions. This recommendation is part of the engineering recommendations in the Geotechnical Investigation Report, which the project is required to comply with per MM-1. Compliance with **MM 3-A** would reduce impacts related to unstable soils to less than significant, and no further mitigation is required.

Mitigation Measures:

MM 3-A Prior to issuance of a grading permit, the applicant shall submit evidence to the City for review and approval that any onsite development has incorporated the engineering recommendations detailed in the Geologic Fault Hazard Evaluation (LGC Consultants, July 16, 2020) and Geotechnical Investigation Report (LGC Consultants, July 16, 2020).

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:

- a. A preliminary water quality management plan (WQMP, KWC Engineers, Revised May 20, 2021) was prepared for the project. Per the preliminary WQMP, the site currently drains from the southeast to northeast of the site along several valleys and stream channels. Existing flows from the site drain to Kroonen Channel and Oak Street Reservoir to the north and east of the site. The project will construct catch basin throughout the site to capture storm water run-off. The run-off will be filtered through onsite infiltration and bio-infiltration systems for pollutants and debris before being discharged into the city's storm drain system. As part of the project's grading permit process, the applicant is required to submit a final WQMP and the city's Public Works inspector also inspects the project site for compliance with the final approved WQMP during the on-site grading process and at time of project completion. Therefore, the project would not impact water quality or violate water quality standards and no mitigation is required.
- b. Per the city's Draft Temescal Subbasin Groundwater Sustainability Plan (September 2020), the project site is located in the Temescal Subbasin of the Upper Santa Ana Valley Groundwater Basin. The Temescal Subbasin 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 Subbasin, 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.
- c. A Preliminary Hydrology Report was prepared by KWC Engineers, dated December 2020, to evaluate potential effects of runoff for the proposed project. The proposed project will not significantly alter drainage patterns on the site. The project

will add approximately 8 acres of impervious area, which is about 46% of the total site area in the form of rooftops, driveways, sidewalks, paved areas, and streets. The project is designed so that stormwater runoff will be collected within several catch basins proposed on-site before the runoff is released appropriately into the city's storm drain system.

The project proposes to generally maintain the existing drainage boundaries in the proposed condition. There are four (4) drainage areas in the proposed conditions.

- **Area A** – In the existing condition, Area A drains in a northeasterly and easterly direction towards Kroonen Channel to an inlet and storm drain system at Foothill Parkway. In the proposed condition, the site would be graded to maintain consistency with the existing drainage course.
- **Area B** – In the existing condition, there is a small area of street and manufactured slope runoff that drains to existing inlets at Foothill Parkway and Chase Drive and conveyed downstream in a storm drain system. In the proposed condition, the same drainage area is collected in new catch basins that are proposed for the project and conveyed downstream in the same storm drain system.
- **Area C** – In the existing conditions, there is a small area of street and manufactured slope runoff that drains southerly to an existing catch basin in Foothill Parkway located just south of the project site and conveyed downstream in a storm drain system.
- **Area D** – Drainage Area D is tributary to an existing natural canyon south of the project site in both the existing and proposed condition. This canyon drains to an existing debris basin and inlet located at the southeast corner of the project site where it is collected and conveyed downstream in an existing storm drainpipe.

In comparison between the Existing and Proposed drainage patterns, Drainage Areas B, C, and D will have peak flows that are less than the peak flows in the existing condition. Drainage Area A will be slightly higher in the proposed condition than the existing condition. Although there will be a slightly higher increase in peak flow for Drainage Area A, the amount is approximately 1% of the total flow rate, which is considered insignificant. Overall, the project's design will result in the appropriate collection and conveyance of stormwater to ensure that the proposed flows and capacities generated by the new development do not exceed the capacity of the existing stormwater system and do not increase the potential for onsite or offsite flooding. Therefore, impacts related to drainage patterns would be less than significant and no mitigation is required.

Table 4-A: Existing and Proposed Flow Rates

Area	Existing Area (ac)	Proposed Area (ac)
A	30.80	33.11
B	3.01	2.90
C	4.73	2.79
D	16.53	16.34
Total	55.07	55.14

Table 4-B: Peak Flow Comparison

Drainage Area	Existing Q ₁₀ (cfs)	Proposed Q ₁₀ (cfs)	Q ₁₀ % Change	Existing Q ₁₀₀ (cfs)	Proposed Q ₁₀₀ (cfs)	Q ₁₀₀ % Change
A	472.50	476.63	0.88%	766.90	773.45	0.85%
B	6.44	3.55	-44.88%	10.04	5.50	-45.22%
C	8.14	5.17	-36.49%	12.71	8.14	-35.96%
D	30.37	30.05	-1.05%	48.38	49.08	1.45%

- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMS), the project site is not within the 100-year or 500-year flood hazard areas. 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.
- Per the Geotechnical Investigation report, the presence of groundwater is approximately 23 miles away from the general site area at approximately 198 feet below the existing ground surface. Therefore, development of the project site would not impact groundwater quality and no mitigation is warranted. See Sections 4.a and 4.c. for discussions regarding the project's impacts to surface water quality.

- f. See discussions under Section 4.d
- g. See discussions under Section 4.d.
- h. As discussed under Section 4.c, the project is designed to ensure that the runoff generated by the project can be intercepted and conveyed to the existing off-site storm drain system in a safe and nondestructive manner, while adhering to regional and local design requirements, including those requirements within the project's WQMP's. Also, the proposed flows and capacities generated by the new development do not exceed the capacity of the existing stormwater system and do not increase the potential for on-site or off-site flooding. Therefore, the development of the project site would not result in exceeding the capacity of the city's storm drain system and no mitigation is warranted.

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 & Greenhouse Gas Impact Study (RK Engineering Group, Inc., March 19, 2021) was prepared for the project to analyze potential air impacts associated with the proposed project. Emissions were calculated using the latest version of CalEEMod (v2016.3.2), 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.

- a. 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 2016 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 2016 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 2016 AQMP. Therefore, less than significant impacts would occur with respect to AQMP implementation, and no mitigation measures are required.
- b. See discussion under Section 5.c.
- c. The Air Quality & Greenhouse Gas Impact Study analyzed short-term (construction) and long-term (operation) air impacts associated with the proposed project. The following discusses the proposed impacts.

Short-term Impacts

Short-term air quality impacts are typically associated with grading and construction of the proposed project. Temporary air emissions would result from the following activities:

- Particulate (fugitive dust) emissions from grading and building construction; and
- Exhaust emissions from the construction equipment and motor vehicles of the construction crew.

Construction of the project is estimated to begin in the year 2021 and expected to last approximately 18 months. The project is expected to be fully operational by the year 2022. Construction activities would include site preparation, grading, building construction, paving, and the application of architectural coatings. The project is expected to haul a total of 400,000 cubic yards of earth work off-site during the grading phase. Construction equipment would include excavators, graders, dozers, scrapers, tractors, and water trucks during grading; cranes, forklifts, generators, tractors, and welders during building construction; pavers, rollers, and paving equipment during paving, and air compressors during architectural coatings. Construction activities associated with the project will result in temporary air pollutant emissions of VOC, CO, NO_x, SO₂, PM₁₀, and PM_{2.5}. As shown in Table 5-A, the project's daily short-term construction emissions would be below SCAQMD thresholds, except for NO_x. In order to bring NO_x emissions below SCAQMD's threshold for NO_x, the project

would need to implement **Mitigation Measures 5-A and 5-B [MM 5-A and MM 5-B]**. This includes the use of construction equipment with Tier 4 low emission engines and limiting the amount of materials that are being hauled off-site to 200 truckloads per day or less. With implementation of MM-2 and MM-3, daily NO_x emissions would be reduced below SCAQMD thresholds. Refer to Table 5-B.

Table 5-A: Project Short-term (Construction) Daily Emissions - Unmitigated

Maximum Daily Emissions (lbs/day) ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	3.97	40.55	21.82	0.04	9.16	5.73
Grading	12.82	411.17	87.04	1.32	36.45	12.42
Building Construction	2.81	22.69	23.57	0.06	3.17	1.51
Paving	1.89	11.16	15.09	0.02	0.74	0.57
Architectural Coating	40.09	1.49	2.94	0.01	0.45	0.18
Maximum ¹	40.09	411.17	87.04	1.32	36.45	12.42
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	No	Yes	No	No	No	No

¹ Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.
Source: Skyline Village Project Air Quality & Greenhouse Gas Impact Study (RK Engineering Group, Inc, March 19, 2021)

Table 5-B: Project Short-term (Construction) Emissions - Mitigated

Maximum Daily Emissions (lbs/day) ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	0.55	2.07	21.53	0.04	7.17	3.92
Grading	2.90	90.89	46.93	0.37	10.29	3.65
Building Construction	1.24	7.50	24.46	0.06	2.25	0.65
Paving	1.07	1.25	17.81	0.02	0.21	0.08
Architectural Coating	39.92	0.21	2.96	0.01	0.37	0.10
Maximum ¹	39.92	90.89	46.93	0.37	10.29	3.92
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

¹ Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.
Source: Skyline Village Project Air Quality & Greenhouse Gas Impact Study (RK Engineering Group, Inc, March 19, 2021)

Long-term Impacts

Long-term operational activities associated with the proposed project will result in emissions of VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Operational emissions would be expected from the following three sources related to the long-term operations of the proposed project:

- Mobile source emissions (project vehicle trips)
- Area source emissions (usage of natural gas, landscape equipment, and architectural coatings)
- Energy source emissions (usage of electricity and natural gas for space heating and cooling, water heating, ventilation, lighting, and appliances, and electronics)

As shown in Table 5-C, the project's expected daily long-term emissions would not exceed the SCAQMD thresholds for VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Therefore, this would be less than significant, and no mitigation is required.

Table 5-C: Project Long-term (Operation) Emissions

Maximum Daily Emissions (lbs/day) ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile Sources	7.37	14.82	66.12	0.20	18.91	5.11
Energy Sources	0.14	1.27	0.88	0.01	0.10	0.10
Area Sources	2.70	1.17	6.91	0.01	0.12	0.12
Total	10.21	17.26	73.92	0.22	19.14	5.34
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

¹ Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.

Source: Skyline Village Project Air Quality & Greenhouse Gas Impact Study (RK Engineering Group, Inc, March 19, 2021)

- d. Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of sensitive receptors are residences, schools, hospitals, and daycare centers. The California Air Regional Board (CARB), which establishes ambient air quality standards for major pollutants to protect public health, has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65 years of age, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

Sensitive receptors near the project site include surrounding residences located south of the project site and across Foothill Parkway to the north and east. In order to identify impacts to sensitive receptors, the SCAQMD recommends addressing localized significance thresholds (LSTs) for construction and operations impacts (area source only). LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology to assist lead agencies in analyzing localized air impacts. The SCAQMD provides the LST screening lookup tables for one, two, and five-acre projects emitting CO, NOX, PM2.5, or PM10. The LST methodology and associated mass rates are not designed to evaluate localized impacts from mobile sources traveling over the roadways. The project is located within Source Receptor Area (SRA) 22, Norco/Corona.

Tables 5-D and 5-E illustrate the project's construction and operational related localized emissions and compares the results to SCAQMD LST thresholds. The emissions in both tables will be below the SCAQMD thresholds. However, the results assume that the project would be complying with all standard SCAQMD rules and requirements with regard to fugitive dust control. For reference, the applicable fugitive dust control measures are listed below. These are design features, which the project is required to comply with and are included in the project conditions of approval for PP2020-0005 and CUP2020-0001. With implementation of the dust suppression techniques, the project's construction and operational impacts to localized air resources would be less than significant.

Construction Design Features:

1. All active construction areas shall be watered two (2) times daily.
2. Speed on unpaved roads shall be reduced to less than 15 mph.
3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
6. Access points shall be washed or swept daily.
7. Construction sites shall be sandbagged for erosion control.
8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
11. Replace the ground cover of disturbed areas as quickly possible.
12. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction.
13. Prepare and implement a Construction Management Plan which will include Best Available Control Measures to be submitted to the City of Corona.
14. Construction equipment shall be maintained in proper tune.

15. All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.
16. Minimize the simultaneous operation of multiple construction equipment units.
17. The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.
18. Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.
19. Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors (residential land uses).
20. Use haul trucks with on-road engines instead of off-road engines for on-site hauling.
21. Utilize zero VOC and low VOC paints and solvents, wherever possible.

Table 5-D: Localized Construction Emissions

Maximum Daily Emissions (lbs/day) ¹				
Activity	NOx	CO	PM ₁₀	PM _{2.5}
On-site Emissions	46.40	30.88	8.95	5.68
SCAQMD Construction Threshold ²	235.2	1,461.2	10.0	6.9
Exceeds Threshold (?)	No	No	No	No

¹ Maximum daily emission during summer or winter; includes on-site project emissions only.

² Reference 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation. SRA-22, Corona Valley, 4-acre site, receptor distance 25 meters.

Source: Skyline Village Project Air Quality & Greenhouse Gas Impact Study (RK Engineering Group, Inc, March 19, 2021)

Table 5-E: Localized Operational Emissions

Maximum Daily Emissions (lbs/day) ¹				
LST Pollutants	NOx (lbs/day)	CO (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-site Emissions ¹	3.19	11.10	1.2	0.5
SCAQMD Operation Threshold ²	235.2	1,461.2	2.6	1.9
Exceeds Threshold (?)	No	No	No	No

¹ Maximum daily emission in summer or winter.

² Mobile source emissions include on-site vehicle emissions only. It is estimated that approximately 5% of mobile emissions will occur on the project site.

³ Reference: 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation Table C-1 through C-6; SRA 22, Corona Valley disturbance area of 4-acre and receptor distance of 25 meters.

Source: Skyline Village Project Air Quality & Greenhouse Gas Impact Study (RK Engineering Group, Inc, March 19, 2021)

- e. It is not expected for the development to include any use or activities that would result in potentially significant odor impacts for the long-term as the uses are residential and general commercial. Also, construction activities associated with the project may generate odors from heavy-duty equipment exhaust, but the odors would be short-term in nature and cease upon project completion. Therefore, odor nuisance is not expected to be an issue and no mitigation would be required.

Mitigation Measures

- MM 5-A** Prior to issuance of a grading and building permit, the applicant shall demonstrate to the City that all construction equipment will have Tier 4 low emission "clean diesel" engines that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.
- MM 5-B** Prior to issuance of a grading and building permit, the applicant shall demonstrate to the City that the amount of material to be hauled from the site is limited to 200 truckloads per day or less.

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 or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)	☐	☐	☐	☒
c. Increase the total daily vehicle miles traveled per service population (population plus employment) (VMT/SP) above the baseline level for the jurisdiction	☐	☐	☐	☒
d. Cause total daily VMT within the study area to be higher than the No Project alternative under cumulative conditions	☐	☐	☐	☒
e. Change in air traffic patterns	☐	☐	☐	☒
f. Traffic hazards from design features	☐	☐	☐	☒
g. Emergency access	☐	☐	☐	☒
h. Conflict with alternative transportation policies	☐	☐	☐	☒

Discussion:

- a. Foothill Parkway adjacent to the project site has an overall right-of-way width ranging from 112 feet to 113 feet. The street is currently improved with 78 feet of paved roadway width. The southwesterly side of Foothill Parkway adjacent to the project site is improved with landscape parkway and a 10-foot-wide asphalt concrete sidewalk. The section of Foothill Parkway from the northerly limits of the project site to Chase Drive is required to be widened by an additional two (2) feet to accommodate a new dedicated right-turn lane to allow for right turns from Foothill Parkway into the project entrance, which is designed to be a private street. The two-foot roadway widening will occur within the existing 112-foot right-of-way width. No additional dedication, widenings or improvements are required. Therefore, the project would not conflict with the city's applicable traffic plans, ordinance, or policies related to the performance of the city's circulations system, and no mitigation is warranted.

- b. RK Engineering Group prepared a Traffic Impact Study for the project (dated June 9, 2021) that reviewed the project's potential impacts to VMT and roadway network operations (level of service) in the study area.

The project is located southwest of Foothill Parkway at Chase Drive in the City of Corona. The project as proposed will be constructed in a single phase and is planned to open in 2022. Access for the proposed project is planned to be provided via one (1) signalized driveway along Foothill Parkway, at the existing intersection with Chase Drive. A dedicated right-turn lane from Foothill Parkway onto Chase Drive will also be provided as part of the proposed project.

VMT Assessment

Section 15064.3 of the State CEQA Guidelines provide the criteria for analyzing transportation impacts of projects when measuring vehicle miles traveled. The City of Corona's Local Guidelines for Implementing CEQA incorporated the provisions of Section 15064.3. The city also has a draft memorandum regarding VMT Analysis Guidelines prepared by Fehr & Peers dated January 11, 2019, which establishes the methodologies for analyzing VMT and defines thresholds of significance related to potential VMT impacts for the City of Corona. Under the VMT Analysis Guidelines, a significant impact would occur if either condition below is met:

- **Project Level Impact:** A project should be considered to have a significant impact if the project generates total daily VMT per Service Population (VMT/SP) above the existing total daily VMT/SP average for the City.
- **Cumulative Effect on VMT:** A cumulative impact would occur if the project results in a negative effect on VMT/SP at the Citywide level. The buildout of the project causes total daily VMT/SP within the city to be higher than the no-project alternative under cumulative conditions at buildout (year 2040).

The city's current established VMT thresholds are based on a 2017 baseline year and at buildout year 2040:

- 2017 Baseline Year – 30.2 VMT/SP.
- 2040 Buildout Year – 32.6 VMT/SP.

Project Screening: The City of Corona VMT Analysis Guidelines state that the thresholds and methodology should be used in conjunction with the *Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR, December 2018)*. The OPR advisory exempts local serving retail projects of up to 50,000 square feet or up to 10,000 square feet of office

space. The Technical Advisory further recommends analyzing each use separately, or simply focusing analysis on the dominant use, and comparing each result to the appropriate threshold.

The project includes 78 residential condominiums, 4,620 square feet of General Office, and 21,285 square feet of local service retail. The retail and office components of the project are within the size limits to be screened from further VMT assessment under the presumption that they will result in a less-than-significant impact. Since the office and retail components screen out, the VMT analysis for the project focuses on the VMT from the residential portion of the project, which is the dominate use.

Analysis Methodology: The Corona General Plan Model (CGPM) was utilized to prepare VMT estimates for baseline and future conditions. The project land use was added to the model by converting the land uses to socio-economic data using conversion factors from the SCAG Employment Density Report. Household characteristics were assumed to be consistent with neighboring Traffic Analysis Zones (TAZs) to the project. Baseline and Future model runs were conducted with and without the project coded. The following methodologies were utilized to prepare the VMT estimates:

- **Project Level VMT** was estimated for the project TAZ using the Origin-Destination (OD) Method which tracks the model final assignment total TAZ trips and full trip distance to and from the project TAZ. Project Level VMT was estimated using the base year (2017) model.
- **Cumulative Effect on VMT** was estimated using the Boundary Method, which uses the City border as the boundary and estimates the sums of all trips within the boundary and multiplies the trips by the roadway link length. Cumulative VMT was estimated using the future (2040) model.

VMT Evaluation:

- **Project Level VMT:** The project's VMT/SP is 25.9 miles, which is below the City's VMT/SP threshold of 30.2 miles for the base year. Therefore, the project is forecast to have a **less-than-significant impact** on baseline VMT.
- **Cumulative Effect on VMT:** Citywide daily VMT with the Project was estimated to be 2,297 miles less with the project which results in a positive effect on VMT. Therefore, the project is forecast to have a **less-than-significant impact** on cumulative VMT.

Level of Service (LOS) Analysis

Although the city's CEQA checklist no longer considers level of service (LOS) as a means of determining a significant effect on the environment, the city still uses LOS to determine if an applicant's project needs to construct certain circulation improvements or participate in the fair share cost toward the construction of future circulation improvements. Circulation improvements, if required, would be added as a condition of approval for the project. Per the General Plan, the acceptable LOS for intersections within the City of Corona is LOS C or better for local intersections in residential/industrial areas, and LOS D or better for collector and arterial intersections.

The following study locations were evaluated in the analysis due to their proximity to the project site:

Study Intersections:

1. Serfas Club Drive & Green River Road
2. Montana Ranch Road & Green River Road
3. Tanglewood Drive & Green River Road
4. Paseo Grande & Green River Road
5. Border Avenue & Green River Road
6. Chase Drive & Foothill Parkway
7. Lincoln Avenue & Foothill Parkway
8. Main Street & Foothill Parkway
9. Fullerton Avenue & Foothill Parkway

Study Roadway Segments:

1. Green River Road West of Serfas Club Drive
2. Serfas Club Drive North of Green River Road
3. Green River Road East of Serfas Club Drive
4. Montana Ranch Road South of Green River Road
5. Green River Road East of Montana Ranch Road
6. Tanglewood Drive North of Green River Road
7. Tanglewood Drive South of Green River Road
8. Green River Road East of Tanglewood Drive
9. Paseo Grande North of Foothill Parkway
10. Foothill Parkway East of Paseo Grande
11. Border Avenue North of Foothill Parkway
12. Foothill Parkway East of Border Avenue
13. Chase Driveway North of Foothill Parkway

14. Chase Driveway – Project Access South of Foothill Parkway
15. Foothill Parkway East of Chase Drive
16. Lincoln Avenue North of Foothill Parkway
17. Lincoln Avenue South of Foothill Parkway
18. Foothill Parkway East of Lincoln Avenue
19. Main Street North of Foothill Parkway
20. Main Street South of Foothill Parkway
21. Foothill Parkway East of Main Street
22. Fullerton Avenue North of Foothill Parkway
23. Fullerton Avenue South of Foothill Parkway
24. Foothill Parkway East of Fullerton Avenue

The TIA evaluated traffic conditions under the following scenarios:

- Existing (2021) Conditions
- Existing (2021) Plus Project Conditions
- Project Opening Year (2022) with Background Traffic Conditions
- Project Opening Year (2022) with Background Traffic and Proposed Project Conditions

A dedicated right-turn lane from westbound Foothill Parkway onto Chase Drive will be provided as part of the proposed project and is assumed in the Existing Plus Project and Opening Year Plus Project Conditions. Per the TIA, all study area intersections operate at an acceptable LOS (LOS D or better) during the peak hours and are forecast to operate at an acceptable LOS with the project for all scenarios. All study roadway segments operate at an acceptable LOS (LOS C or better) and are forecast to operate at an acceptable LOS with the project for all scenarios.

- c. See discussions under 6.b.
- d. See discussions under 6.b.
- e. The nearest airport is the Corona Municipal Airport, which is located approximately 3.40 miles north of the project site. The project site is not located within the Riverside County Airport Land Use Compatibility Plan for the Corona Municipal Airport, and therefore, the development would not be subject to certain development restrictions or policies established by the Airport Land Use Plan. Also, the zoning of the project site would restrict all future residential and commercial buildings to a maximum height of 40 feet. Because of the project site's distance from the airport and the maximum allowable height of the buildings, the project would not impact air operations, nor would it cause change to air traffic patterns. Therefore, no impact related to this issue would occur.
- f. The design of the project's access, internal circulation, and surrounding circulation have been reviewed for approval by the City Traffic Engineer for traffic hazards. Therefore, no impacts are expected.
- g. The project design has been reviewed for approval by the city's Fire Department for emergency access; therefore, no impacts are expected.
- h. See discussions under Sections 6.a, b, c, d, and e.

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:

A Western Riverside County Multiple Species Habitat Conservation Consistency Analysis was prepared by Searl Biological Services (SBS), dated December 17, 2020. The purpose of the study was to show that the project is in compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and to address any potential impacts to biological resources. The following discussions are based on the findings of the study.

- a. In its present condition, the project site is covered by various types of vegetation including coast live oak woodland (0.02 acres), coastal sage scrub (2.13 acres), coastal sage scrub/ruderal (8.64 acres), ornamental landscaping (0.22 acres), and ruderal (5.56 acres). Refer to Figure 3.

Figure 3: Vegetation Communities



Source: Searl Biological Resources

The project site is not located within an MSCHP Subunit or Criteria/Cell/Cell Group. Therefore, no Reserve Assembly Analysis is required. The nearest Criteria Cell is located approximately 1.61 miles northwest of the project site. The project site is not located within a designated assessment area for Narrow Endemic Plant Species, a designated assessment area for Criteria Area Plant Species, or a designated area for amphibians. The property is not located in an area with Delhi sands. No vernal pool impacts will occur due to the lack of vernal pools on the project site. No suitable habitat for fairy shrimp was detected on the property. Coulter's matilija poppy was present within an existing blueline stream that was identified on the northern portion of the site (Feature A of Figure 4). However, the project will avoid impacts to the blueline stream and the Coulter's matilija poppy, as no construction is proposed within the blueline stream.

The project site is located within an assessment area for the Burrowing Owl (BUOW), which is a priority 2 California Species of Special Concern (SSC) and is a covered species under the MSHCP. The BUOW breeding season is typically March through August with peak breeding activity occurring in April and May. Habitat assessments for BUOW were conducted by SBS in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (Environmental Programs Department, 2006) (BUOW Survey Instructions). Surveys were conducted on July 17, July 31, August 21, August 31, and November 21, 2019. No burrowing owls or evidence of suitable habitat for the burrowing owl were found on site. Although there were no burrowing owls found, the project is required to conduct a 30-day pre-construction survey for the burrowing owl prior to ground disturbance. This would ensure that there is no accidental taking of any burrowing owls during grading and construction. Compliance with this requirement would reduce impacts to less than significant. **[MM 7-A]**

Two (2) costal live oaks were found within the project site and are proposed for removal. Native oak trees are not specifically addressed in the MSHCP; however, the 2020-2040 General Plan states in Goal ER-8.5: "Conserve the oak tree resources in the city to the extent feasible." Leaving the two isolated oak trees in the place is not feasible for the project because they interfere with the project's on-site design. Therefore, the project applicant will have the trees removed; however, the applicant will be replacing the two trees with twelve (12) 60-inch box sized okay trees on the project site. A condition of approval regarding the oak tree replacement is placed on the associated project applications CUP2020-0001 and PP2020-0005. If tree removal or grading activities occur during the bird breeding season (February 1 through August 31), a pre-construction bird nesting survey would need to be conducted. Ground disturbing construction activities could directly affect birds protected by the Migratory Bird Treaty Act and their nests through the removal of habitat on the project site, and indirectly through increased noise, vibrations, and increased human activity. The submittal of a pre-construction bird nesting survey would reduce impacts to less than significant. **[MM 7-B]**

- b. Section 6.1.2 of the MSHCP requires new developments to undergo an assessment for riparian/riverine habitat, vernal pools, fair shrimp, and the following riparian bird species: Least Bell's Vireo, Southwestern Willow Flycatcher, and Yellow-billed Cuckoo. If the assessment identifies suitable habitat for any of these species and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys would be required, and avoidance and minimization measures would need to be implemented in accordance with the MSHCP.

SBS conducted an assessment of the project site per the procedures under Section 6.1.2. SBS also conducted an office review and analysis of the Corona South 7.5 Minute USGS California Quadrangle, historic aerial photography from Historic Aerials online and Google Earth, the U. S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, and the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey. Also, SBS conducts a query of both the California Natural Diversity Database (CNDDB) and the USFWS Carlsbad Fish and Wildlife Office (CFWO) "Species Occurrence Data" GIS data to determine if the three-targeted fairy shrimp and/or three-targeted bird species listed above in Section 5.0 have been reported to occur within five miles of the subject property.

Based on the results of the assessment, the following were identified:

- A USGS blueline stream is present along the northern portion of the property. The blueline stream is designated as Feature A on Figure 4.
- A small ephemeral drainage feature was present in the southeastern portion of the property. This is designated as Feature B on Figure 4.
- A detention basin was present offsite near the southeastern corner of the property. This is designated as Feature C on Figure 4.

Table 7-B: Potential Riparian/Riverine Areas Results

FEATURE ID	ASSESSMENT AREA ACRES	PROPERTY ACRES	ONSITE PROJECT ACRES	OFFSITE PROJECT AREAS
A	2.37	0.49	0	0
B	0.05	0.002	0	0
C	0.11	0	0	0
TOTAL	2.53	0.492	0	0

Source: Searl Biological Resources

Feature A is an alluvial wash that receives and conveys flow during storm events, flowing from west to east. It was designated a USGS-perennial stream (i.e. solid blue line on a USGS map); however, the wash is ephemeral in nature. Flow from Feature A was conveyed offsite through an underground culvert to Oak Street Reservoir. During high yield rain events or prolonged storms, flow from the Oak Street Reservoir is tributary to the Prado Dam within the Santa Ana River through a concrete flood control channel and underground culverts. Coulter's matilija poppy, a species covered under the MSHCP, was present within Feature A. The project will avoid impacts to Feature A and the Coulter's matilija poppy. According to the Western Riverside County Regional Conservation Authority, the Species-Specific Conservation Objective has been met for Coulter's matilija poppy. Therefore, no impacts are expected with respect to Coulter's matilija poppy. However, to ensure that there are no impacts to Feature A during construction, the project is required to have temporary fencing installed along the outskirts of Feature A to protect the area during construction. Compliance with this requirement would reduce impacts to less than significant. **[MM 7-C]**

Feature B is located south of the project site. It is an upland ephemeral drainage that receives and conveys flow during storm events, flowing from southwest to northeast. It was not mapped as a blue line on the Corona South USGS quadrangle. The project is avoiding impacts to Feature B.

Feature C is a man-made created detention basin that was constructed in 2006 in association with the Orchard Glen residential community located southeast of the project site. The basin is maintained by the Orchard Glen HOA. The project is avoiding impacts to Feature C, which will be protected in place.

In summary, no direct or indirect impacts will occur to Features A, B, and C or Coulter's matilija poppy. Therefore, the project is consistent with Section 6.1.2 of the MSCHP. Also, through the Conditions of Approval for TTM 37691, the project applicant will be required to place a conservation easement, deed restriction, or other similar mechanism over the avoided areas of Features A and B that are located on the property. This would be consistent with Section 6.1.2, which states under the section *Avoidance and Minimization*:

"If an avoidance alternative is selected, measures shall be incorporated into the project design to ensure the long-term Conservation of the areas to be avoided, and associated functions and values, through the use of deed restrictions, conservation easement, or other appropriate mechanisms."

Although the project will avoid Features A, B, and C, the project is required to comply with the best management practices (BMPs) listed under Sections 5.2.4, 9.0 and 10.0 of the Western Riverside County Multiple Species Habitat Conservation Consistency Analysis to prevent direct and indirect impacts to these potential riparian/riverine areas. This would reduce impacts to less than significant. **[MM 7-D, 7-E, and 7-F]**

No vernal pool impacts will occur due to the lack of vernal pools on the project site. No suitable habitat for fairy shrimp was detected on the property. No suitable habitat for riparian birds were present on the project site. Therefore, no impact would occur and no mitigation is warranted for vernal pools, fairy shrimp, or riparian birds.

Figure 4: Potential Riparian/Riverine Areas Assessment Results



Source: Searl Biological Resources

- c. As discussed under Section 7.b, the project will avoid drainage Features A, B, and C. As such, the project would not result in impacts to state and federally protected jurisdictional features, including wetlands, and therefore, regulatory approvals from the Army Corps of Engineers, Regional Board, or California Department of Fish and Wildlife would not be required.

- d. Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to migrate between areas, breed, and forage. Due to the project site being disturbed by previous grading and improvements, its location by a highly traveled roadway, its proximity to residential developments, and human activities from hiking and biking activities which are known to occur through the property, the project site is not expected to be used as a corridor or linkage by wildlife that occur within and outside of the City of Corona. Furthermore, the project site is not located within or adjacent to any MSCHP designated Subunits, Cores, Linkages, Criteria Cells, or Conservation Areas. Therefore, development of the proposed project would not impact wildlife corridors and no mitigation is warranted. Any impacts to migratory species such as migratory birds would be mitigated by compliance with **MM 7-B**. Therefore, no further mitigation is necessary.
- e. The City of Corona participates in the MSHCP, which is a habitat conservation plan for the 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 required to participate in the payment of the MSCHP local development mitigation fee and submit to the City the required pre-construction clearance surveys under **MM 7-A** and **MM 7-B**. Thus, the proposed project would be fully consistent with the goals and objectives of the MSCHP, and no additional mitigation measures would be required.
- f. See discussion under Section 7.e.

Mitigation Measures

- MM 7-A** Within thirty (30) days prior to issuance of a grading permit, the applicant shall have a qualified biologist prepare and submit a pre-construction clearance survey for the burrowing owl to the Community Development Department for review. If burrowing owls are found onsite prior to ground disturbance, the applicant shall immediately inform the City, RCA, and the Wildlife Agencies (i.e. CDFW and USFWS), and coordinate further with the City, RCA, and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance.
- MM 7-B** If tree removal or project grading is to occur during the bird breeding season (February 1 through August 31), the developer shall submit a pre-construction bird nesting survey to the Community Development Department for review. The survey shall be conducted by a qualified biologist no later than 14 days prior to issuance of a grading permit. If the survey indicates the presence of nesting birds, a protective buffer zone shall be established around the nesting birds. The distance of the buffer zone shall be determined by the biologist. No project related work or activities shall be permitted within the buffer area until the biologist has determined the nest is no longer active. The final determination shall be made by the Senior Planner upon receipt of the biologist's recommendation.
- MM 7-C** Prior to grading and construction, the applicant shall have temporary fencing installed along the edge of Feature A to protect Feature A during grading and construction.
- MM 7-D** Prior to issuance of a grading permit, the applicant shall retain a qualified biologist to conduct a pre-construction survey to confirm that the fencing and other BMPs are properly installed and visible prior to the initiation of Project ground disturbance activities. Documentation of the pre-construction survey shall be submitted to the Community Development Department.
- MM 7-E** The project applicant shall implement the BMPs listed under Section 5.2.4 and Section 10.0 of the Western Riverside County Multiple Species Habitat Conservation Consistency Analysis (Searl Biological Services, date December 17, 2020) to minimize direct/indirect impacts to Features A, B, and C as identified on Figure 15 of the Western Riverside County Multiple Species Habitat Conservation Consistency Analysis.
- MM 7-F** The project applicant shall comply with the following requirements to minimize edge effects to Features A, B, and C:
- Drainage: The Project will implement the BMPs described above in Section 5.2.4 of the Western Riverside County Multiple Species Habitat Conservation Consistency Analysis and those applicable to drainage described below in Section 10.0. Any runoff originating from the Site subsequent to Project completion shall be collected in a WQMP BMP Treatment underground storage. Any runoff from the southern watershed and the Site subsequent to Project completion during high-yield rain events will be dissipated in two proposed riprap areas prior to entering Feature A.
 - Toxics: The Project will implement the BMPs described above in Section 5.2.4 of the Western Riverside County Multiple Species Habitat Conservation Consistency Analysis and those applicable to toxics described above in Section 10.0.
 - Lighting: Any Project lighting installed near Features A and B shall be shielded or directed as to not shine directly into or towards those areas.
 - Noise: The Project shall not produce any amount of noise that would be considered an impact to wildlife utilizing the habitats within Features A and B.
 - Invasives: Any Project landscaping shall avoid those listed in Table 6-2 of the MSHCP (Dudek & Associates, Inc., 2003) provided in Appendix E of the Western Riverside County Multiple Species

Habitat Conservation Consistency Analysis. The 2:1 slopes and areas adjacent to Features A and B shall be landscaped with the appropriate native species such as coast live oak, California buckwheat, brittle bush, deerweed, and goldenbush.

- **Barriers:** The Project proposes a 35-foot-tall retaining wall between the residential/commercial areas of the Project and Feature A for the majority of its length, and an eight-foot-tall retaining wall near the offsite portion of Feature B. Those areas where a wall is not present shall install signage stating "Environmentally Sensitive Area."
- **Grading/Land Development:** No grading or land development shall extend into any avoidance areas.

8. MINERAL RESOURCES:

a. Loss of mineral resource or recovery site

Potentially
Significant
Impact☐Potentially
Significant
Unless
Mitigation
Incorporated☐Less than
Significant
Impact☐

No Impact

☒**Discussion:**

- a. Per Figure 4.5-7 of the General Plan Technical Background Report, the project site is not located in an oil, gas or mineral resources site. Therefore, no mitigation is warranted.

9. HAZARDS AND HAZARDOUS MATERIALS:

a. Transport, use or disposal of hazardous materials

Potentially
Significant
Impact☐Potentially
Significant
Unless
Mitigation
Incorporated☐Less than
Significant
Impact☐

No Impact

☒

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. Development of the project site is not expected to result in the transport, disposal, or accidental release of hazardous materials. Therefore, this is not expected to be an issue and no mitigation is required.

- b. A Phase I Environmental Site Assessment (ESA) was prepared by LGC Geo-Environmental, dated December 30, 2019, to assess if the current and historical use of the property have impacted the soil or groundwater beneath the property that would or could pose a threat to the environment and/or human health. Per the Phase I ESA, a cement pipe was found on the northern portion of the property and stained soil was found on the northwestern corner of the property.

LGC Geo-Environmental prepared a Phase II ESA, dated November 30, 2020, to analyze the cement pipe for asbestos and evaluate the stained soil for the presence of petroleum hydrocarbons. A sample of the cement pipe and soil were taken by LGC personnel for analysis. The analysis revealed no asbestos in the sample for the cement pipe while the stained soil was determined to be a petroleum-contaminated waste. Based on the results of the analysis, LGC recommended that the concrete pipe can be properly disposed of or recycled as ordinary non-hazardous solid waste. However, the stained surface soil should be excavated and properly disposed of or recycled. After excavation of the stained soil, the excavation should be sampled to confirm satisfactory removal of the petroleum-contaminated soil. Compliance with this recommendation would reduce impacts to less than significant. **[MM 9-A]**

- c. The nearest schools to the project site are Benjamin Franklin Elementary School and Dwight Eisenhower Elementary School. Benjamin Franklin Elementary School is located approximately 0.70 feet northeast of the project site. Dwight Eisenhower Elementary School is located approximately 1.07 miles east of the project site. There is no school that is located within ¼ mile from the project site. 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, there would be impacts and no mitigation is required.

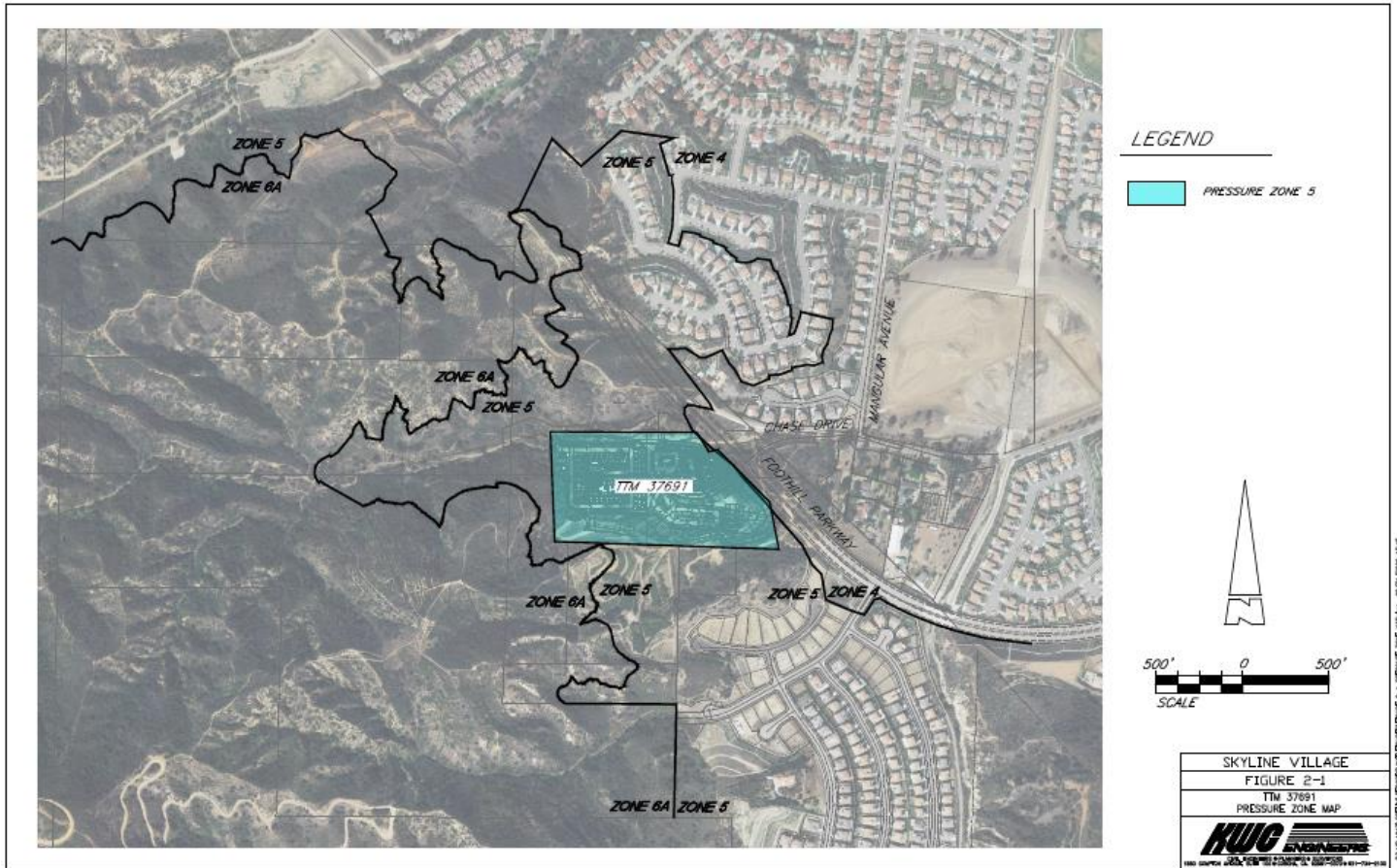
- d. Refer to discussion under Section 9.b.
- e. The project site is located approximately 3.40 miles south of the Corona Municipal Airport. Based on the Riverside County Airport Land Use Compatibility Plan (ALUCP), the project site is not within any identified safety or compatibility zone and therefore, does not conflict with the ALUCP and no mitigation is required.
- f. The project is designed with two points of vehicular access to Foothill Parkway. The main access is a private road that will be constructed with the project, which will provide access to the commercial and residential portions of the project. The second access is a 28-foot wide emergency road that will be constructed along the southerly perimeter of the project site, which will allow for emergency access and evacuation from the project site to Foothill Parkway. The project also provides emergency vehicular access to the adjacent properties to the west, southwest, and south, which are landlocked and don't have direct access to a street. Construction activities that would temporarily restrict vehicular traffic would be required to implement a Traffic Management Plan as part of a grading and/or building permit approval to ensure that adequate access is maintained. Compliance with the existing regulations for emergency access and evacuation would ensure impacts related to emergency access and response is less than significant and no mitigation is required.
- g. The project site is located within the Cleveland National Forest and is in a Very High Fire Hazard Severity Zone (VHFHSZ). To protect development in the VHFHSZ, the City's Fire Department requires adherence to a wide range of state and local codes (California Fire code, CAL-FIRE fire safe design requirements, City Fire and Public Works Standards, and other standards). Requirements include but are not limited to having adequate fire hydrants, fire sprinklers, two points of access, and emergency fire access roads implemented into the project design during the planning phase of a development. Adequate fire flow is also necessary, which is discussed further below.

The Fire Department requires all projects that are located in a VHFHSZ to submit a Preliminary Fuel Modification Plan which shall be approved by the Fire Department prior to the approval of any tentative tract map or parcel map. A Final Fuel Modification Plan is required to be approved by the Fire Department prior to issuance of a grading permit or building permit, as applicable. The Plan is required to contain a wildland fire hazard and risk assessment, fire behavior modeling, assessment of structure ignition in the wildland/urban interface, fuel mod zone descriptions and treatments, treatment recommendations, and approved plant palette. The Plan is also required to address the maintenance of the fuel mod area in perpetuity and meet the City's Vegetation Management Guidelines.

The project is required to have adequate fire flow for fire protection per the Fire Code. According to Section 15.12.390 of the Corona Municipal Code, the minimum fire flow and flow duration for residential buildings is 2500 gpm (gallons per minute) for a 2-hour duration and 3000 gpm for 3 hours for commercial buildings. Water storage is necessary for fire flow. The development is located within Zone 5 of the City's Pressure Zone Map. The project is required to construct its own water facilities to supply the necessary system pressures. A preliminary water study analyzing the project's water demands was prepared by KWC Engineers (dated May 2021) and submitted to the City's Department of Water and Power (DWP) for review. Based on the preliminary study, the DWP has estimated that the project would need to construct a new 1.0-million-gallon (MG) water tank containing operational storage, terminal storage, and fire flow storage to adequately serve the project. The water tank would need to be constructed near the proposed development and at an elevation of 1380 feet above mean sea level (MSL). The project applicant has the option of constructing the 1.0 MG water storage tank or paying a fair-share cost of the total construction cost of a new 2.5 MG water tank, which would be constructed by the City. The applicant's fair-share contribution will be determined following the approval of the final water study, and payment would be required prior to the recordation of the project's tentative tract map, TTM 37691, or issuance of a precise grading permit, whichever occurs first. Compliance with this requirement would reduce impacts related to wildland fires to less than significant. **[MM 9-B]**

If the applicant chooses to participate with the City in the construction of the water tank and the project site is constructed before the City completes the construction of the water tank, the DWP has determined that the City's existing potable water pumping facilities located in Zone 3 (located within Sierra Bella) are capable of delivering the project's required fire flow in the interim. Therefore, project development may commence prior to tank construction and without additional pumping facility construction, provided that a permanent water tank is constructed within 5 years of map recordation or issuance of a precise grading permit, whichever occurs first.

Figure 3: Pressure Zone 5 Map



Source: KWC Engineers

Mitigation Measures:

- MM 9-A** Prior to issuance of a grading permit, the applicant shall submit evidence or documentation to the City that the stained soil was excavated and properly disposed of or recycled per the recommendations of LCG Geo-Environmental. After excavation of the stained soil, the excavation shall be sampled to confirm satisfactory removal of the petroleum-contaminated soil. Evidence or documentation of the resampling shall be submitted to the City.
- MM 9-B** The applicant shall construct an estimated 1.0 million gallons (MG) of Zone 5 (1380-ft MSL) potable water storage to provide water storage for TTM 37691. Potable water storage of 1.0 MG may be constructed as a separate facility or in partnership with the City to construct a 2.5 MG water storage tank. If the applicant elects to have the City construct the water tank, the applicant shall pay a fair-share cost of the total cost of the construction of the 2.5 MG water tank, as determined by the final water study approved by the City. The fair-share cost shall be guaranteed prior to map recordation or issuance of a precise grading permit, whichever occurs first.

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:

The Skyline Village Noise Impact Study, dated March 19, 2021, was prepared by RK Engineering to analyze noise impacts associated with project. The following discussions are based on the findings of the Noise Impact Study.

- a. The nearest existing noise-sensitive land uses include the residential properties that are located approximately 300 feet east of the project site across Foothill Parkway. The nearest future residential homes proposed as part of the Skyline Heights subdivision (TTM 36544) would be located approximately 700 feet to the northwest of the project site. The Noise Impact Study analyzed short-term and long-term noise impacts associated with the proposed project. Short-term impacts would be associated with the construction phase of the project, while long-term impacts would be associated with the operational phase of the project and includes parking lot noise, mechanical HVAC equipment and conversation/outdoor dining noise. Should the project decide to include outdoor events with live music in the future, the project's Conditions of Approval associated with PP2020-0005 require the applicant to submit to the City an updated noise analysis to address live music uses. Uses using a loud speaker or amplified device should adhere to the regulations in CMC section 9.24.040.

Short-term (Construction) Noise Impacts

Construction of the project would include preparation, grading, paving, building, construction and architectural coating. Ground-borne noise and other types of construction related noise impacts would typically occur during excavation activities of the grading phase which has the potential to create the highest levels of noise.

RK Engineering analyzed potential noise impacts during all expected phases of construction, and noise levels are calculated based on an average distance (300 feet) of equipment over an 8-hour period to the nearest adjacent residential properties. The worst-case scenario construction phase noise levels would be approximately 72.7 dBA at the nearest adjacent residential properties. However, construction would occur throughout the project site and would not be concentrated or confined in a single area. Also, the project is required to comply with Corona Municipal Code Section 17.84.040, which permits construction activities between the hours of 7:00 AM and 8:00 PM, Monday through Saturday, and 10:00 AM to 6:00 PM on Sundays. To further reduce the potential for noise impacts, implementation of the design features which are listed below would further minimize construction noise impacts. The design features are included in the project's Conditions of Approval for PP2020-0005. Thus, the project's short-term noise impacts would be less than significant.

Required Short-term Project Design Features:

- No impact pile driving activities shall be allowed on the project site.
- During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices and equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. Idling equipment should be turned off when not in use.
- Locate staging area, generators and stationary construction equipment as far from the western property line, as reasonably feasible.
- Obtain a construction work permit from the City of Corona prior to starting construction.

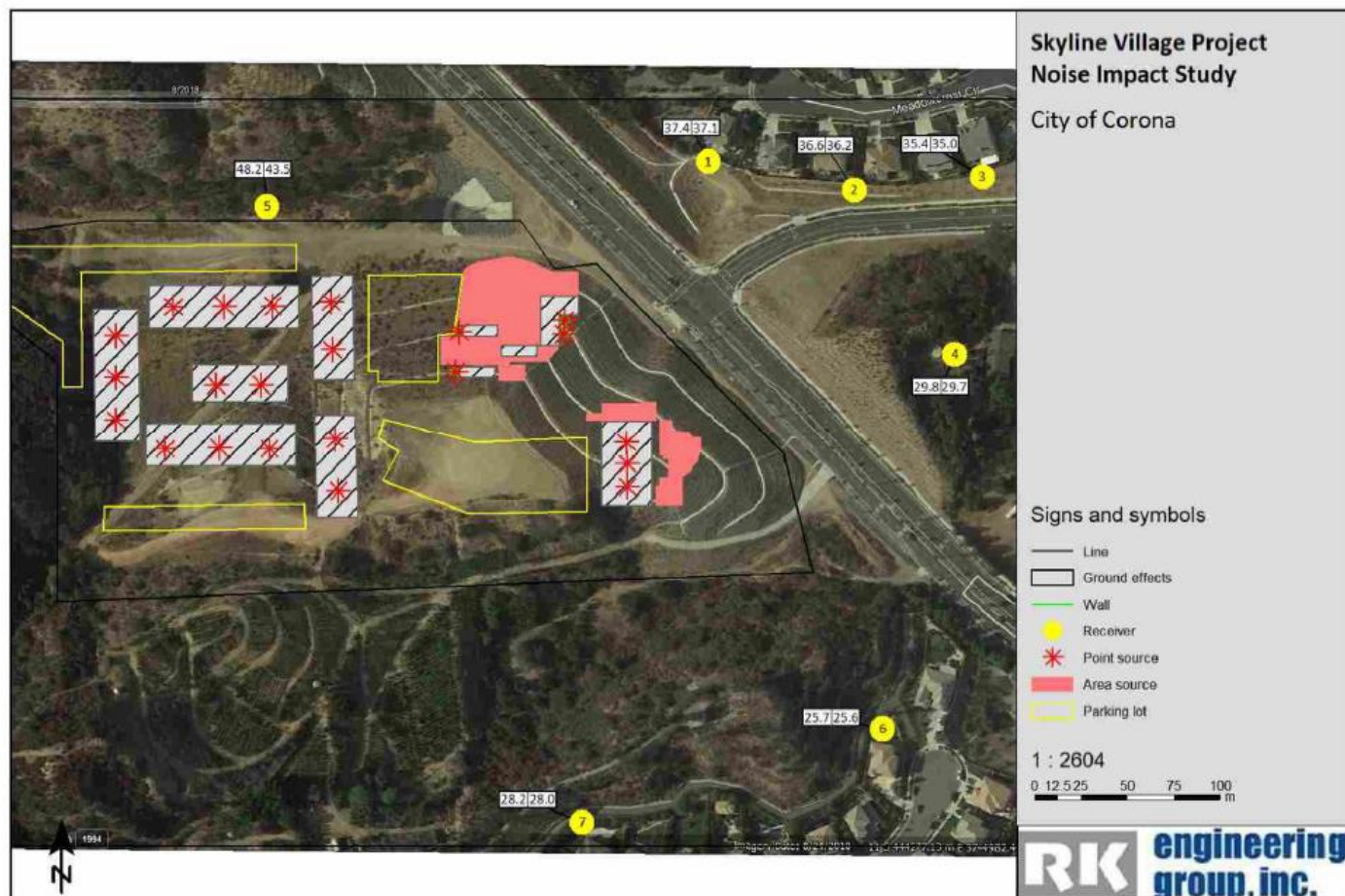
Long-term (Operational) Noise Impacts

Long-term noise impacts associated with the project would be generated from parking lot noise, mechanical HVAC equipment and conversation/outdoor dining noise. Operational noise was analyzed at all adjacent property lines surrounding the project site and at the nearest existing residential properties to the east (across Foothill Parkway). See Figure 4. The noise analysis considered all project noise sources operating simultaneously during the daytime (7:00 a.m. to 10:00 p.m.) at the property lines of the nearest adjacent residential properties. The project is subject to the City's noise standards for stationary noise under CMC Section 17.84.040(C). The stationary noise standards are shown in Table 10.A below.

TABLE 10.A STATIONARY NOISE SOURCE STANDARDS				
TYPE OF LAND USE	MAXIMUM ALLOWABLE NOISE LEVELS			
	Exterior Noise Level		Interior Noise Level	
	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Single-, Double- and Multi- Family Residential	55 dBA	50 dBA	45 dBA	35 dBA
Other Sensitive Land Uses	55 dBA	50 dBA	45 dBA	35 dBA
Commercial Uses	65 dBA	60 dBA	Not applicable	Not applicable

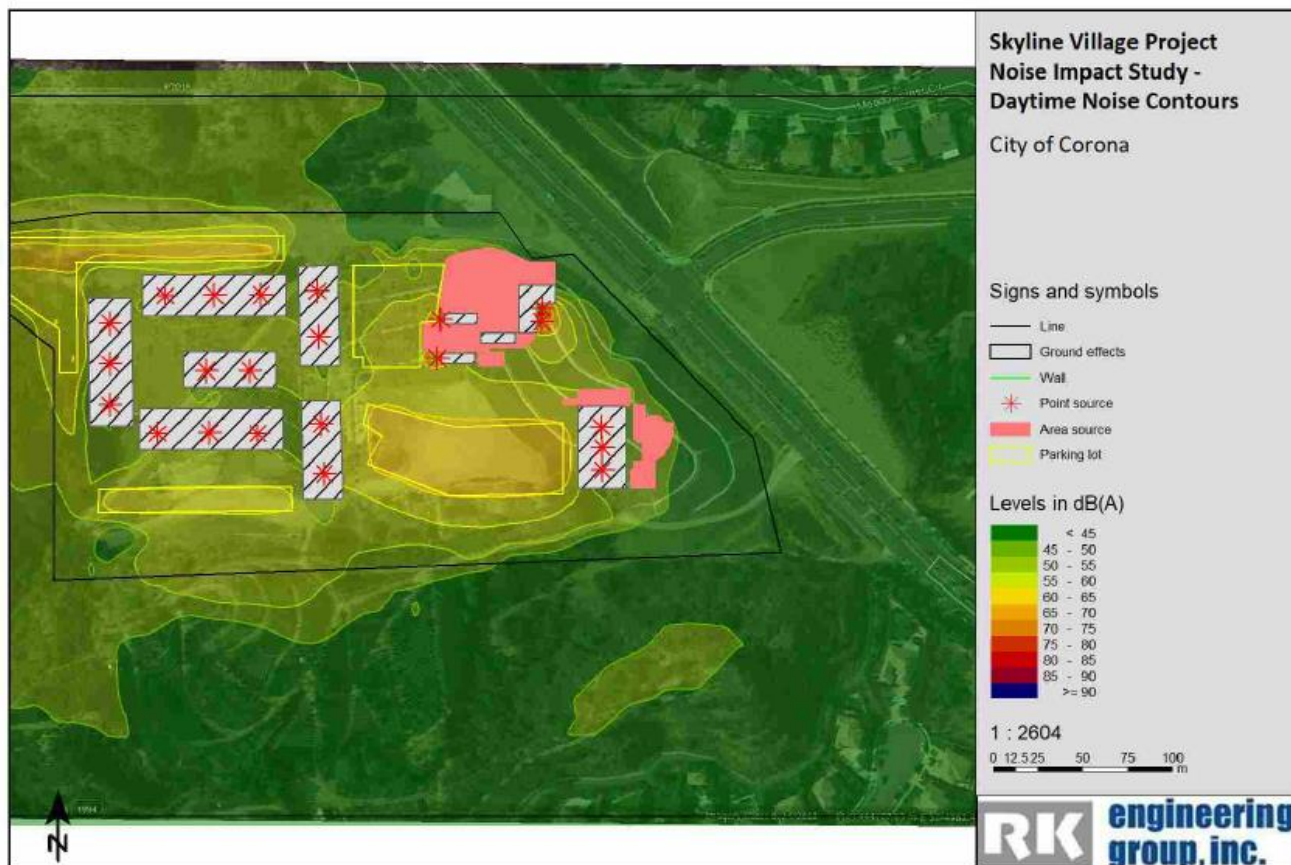
Source: CMC Section 17.84.040(C)

Figure 4: Noise Measurement Locations



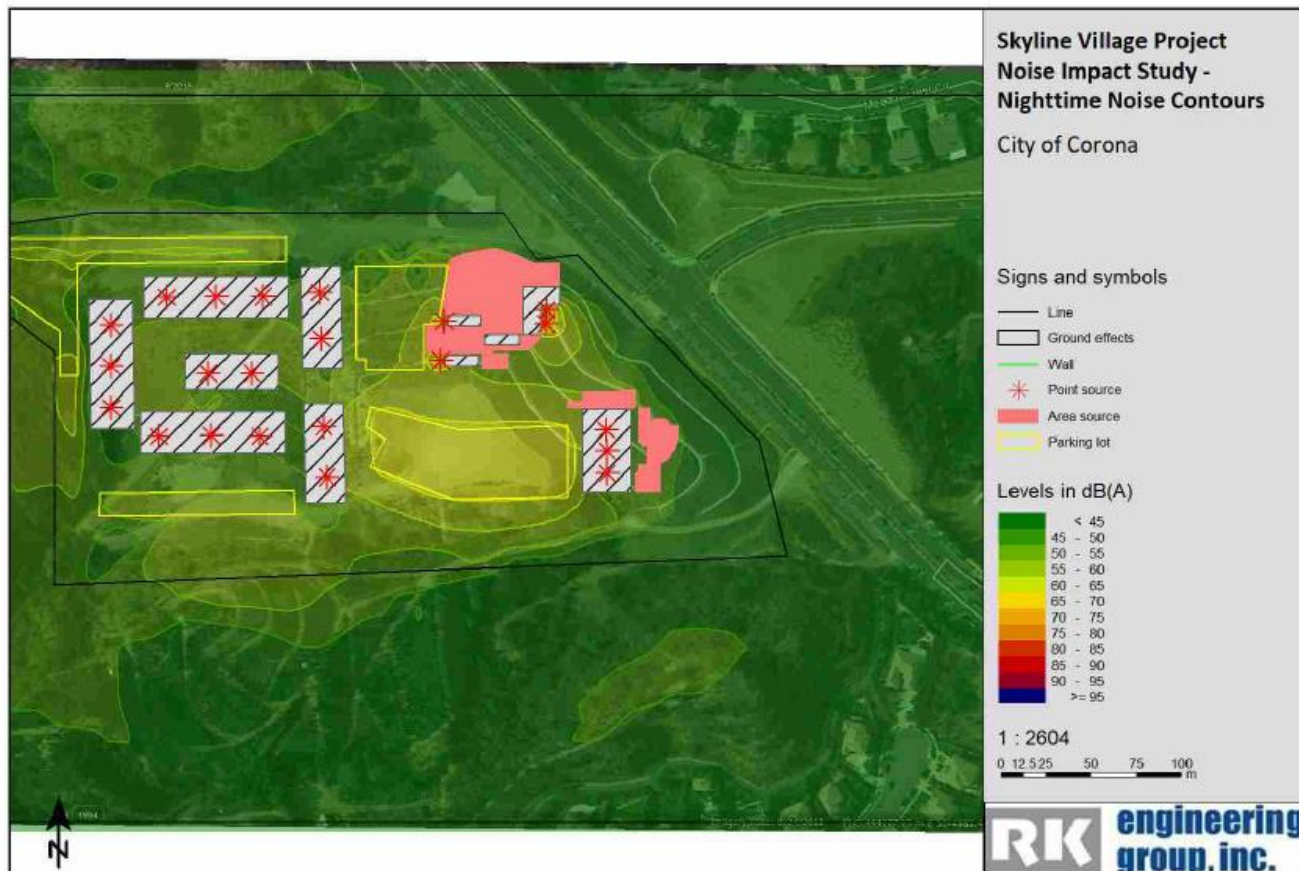
Source: RK Engineering

Figure 5: Noise Contours for Daytime Hours



Source: RK Engineering

Figure 6: Noise Contours for Nighttime Hours



Source: RK Engineering

Noise was measured for the daytime and nighttime hours.

- **Daytime:** Based on the results of the noise analysis, noise levels generated by the project would range from 25.8 dBA to 48.2 dBA measured at the receiver locations shown in Figure 4. These noise levels are below the City's daytime noise standard of 55 dBA at the adjacent property lines. Figure 5 shows the project's noise contours for the daytime hours.
- **Nighttime:** Based on the results of the noise analysis, noise levels generated by the project noise would range from 25.7 dBA to 43.5 dBA measured at the receiver locations shown in Figure 4. These noise levels are below the City's nighttime noise standard of 50 dBA at the adjacent property lines. Figure 6 shows the project's noise contours for the nighttime hours.

The change in the existing noise levels as a result of the project would range from approximately 0.0 dBA to 3.5 dBA during daytime hours. For the daytime hours, the change in the existing noise levels as a result of the project would similarly range from approximately 0.0 dBA to 3.5 dBA during daytime hours. This noise change as a result of the project is considered insignificant because, per the study, the human can barely perceive a change in noise level of 3 dB.

Note that the results of the long-term noise impact analysis assumes that the project design features listed below are integrated into the project. These design features are a requirement of the project's Conditions of Approval associated with PP2020-0005. Therefore, the project's long-term noise impacts would be less than significant.

Required Long-term Project Design Features:

- Prior to issuance of building permits, the project proponent shall demonstrate to the City building department that the proposed building shell assembly and window assemblies will achieve exterior to interior noise reduction that will meet the State/City building code requirement of 45 dBA CNEL.
- All HVAC equipment and exhaust fans should be fully shielded or enclosed from the line of sight of adjacent residential uses. Shielding/parapet wall should be at least as high as the equipment.
- Truck deliveries, loading/unloading activity, and trash pick-up should be limited to daytime (7 a.m. – 10 p.m.) hours only.
- Limit engine idling time for all trucks to 5 minutes or less.

Also, the new commercial center is required to adhere to the stationary noise standards under CMC Section 17.84.040(C) which would reduce the commercial center's operational noise impacts to the new residential condominiums proposed within the project site to a less than significant level. Therefore, no mitigation is required.

- b. Vibration from construction was analyzed in the Skyline Village Noise Impact Study (RK Engineering, dated March 19, 2021). To determine the vibratory impacts during construction, reference construction equipment vibration levels were utilized and then extrapolated to the façade of the nearest adjacent structures. The nearest sensitive receptors are the residential structures located at approximately 300 feet from the east property line. All structures surrounding the project site are considered "new residential structures". No historical or fragile buildings are known to be located within the vicinity of the site. Based on the results of the vibration analysis, the project's construction activities would not cause any damage potential to the nearest structures. The annoyance potential of vibration from construction activities would be barely perceptible.

Table 10-B: Construction Vibration Impact Analysis

Construction Activity	Distance to Nearest Structure (ft)	Duration	Calculated Vibration Level - PPV (in/sec)	Damage Potential Level	Annoyance Criteria Level
Small Bulldozer	300	Continuous/Frequent	0.000	No Impact	Barely Perceptible
Large Bulldozer	300	Continuous/Frequent	0.006	No Impact	Barely Perceptible
Vibratory Roller	300	Continuous/Frequent	0.014	No Impact	Barely Perceptible
Loaded Trucks	300	Continuous/Frequent	0.005	No Impact	Barely Perceptible

- c. See discussions under Section 10.a.

- d. See discussions under Section 10.a.

- e. The project site is located approximately 3.40 miles south of the Corona Municipal Airport. Based on the Riverside County

Airport Land Use Compatibility Plan (ALUCP), the project site is not within any identified noise contour or compatibility zone and therefore, does not conflict with the ALUCP and 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:

- a. The Corona Fire Department (CFD) will provide all emergency and medical aid calls to the project site. Station 6 located at the corner of Main Street and Upper Drive will provide first in response to the project site. Station 6 is located approximately 2.1 miles from the project site and is equipped with a paramedic engine company, water tender, and research engine with four personnel. Average response time to the project site is estimated to be approximately six minutes including travel time and turn-out time. Therefore, response times to the project site will not be impacted and the project does not require the construction of new fire protection facilities.
- b. The City of Corona Police Department will provide patrol and emergency response to the project site. The Corona Police Department presently has over 200 employees, including officers and support staff and is stationed at 730 Corporation Yard Way which is approximately 4.6 miles from the project site. The City's police patrol officers work assigned zones throughout the city; therefore, officers responding to the project site can come from either the city's police station or from their assigned zone while on patrol. Therefore, police services are not anticipated to be impacted by the proposed project and the project does not require the construction of new police protection facilities.
- c. The proposed project and any resulting residential development will lead to the generation of additional students to be accommodated by the Corona Norco Unified School District. The project applicant is required to pay statutory school fees at the time of issuance of building permits. The City is specifically preempted by SB 50 from requiring mitigation beyond the statutory school fees on this project. The City is also precluded from denying approval of this project pursuant to the California Environmental Quality Act or the Subdivision Map Act because of adequacy of school facilities. Therefore, no additional mitigation beyond the required payment of fees to the school district apply.
- d. Since new residential development over time will potentially impact existing city services, such as streets, police and fire services, parks, and library services, project applicants are required to pay the adopted development impact fees that are in effect at the time of issuance of building permits, and construct necessary facilities. This is enforced by city ordinance (CMC Chapter 16.23); therefore, no additional mitigation is warranted.
- e. See discussion under 11.d.

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:

- a. 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. Also, Water Reclamation Facility #1 located at 2250 Railroad Street would serve the proposed development and has adequate capacity. The facility currently has a capacity to treat 11.5 mgd (million gallons per day) of sewer. This would reduce the impacts to less than a significant level and therefore, no mitigation would be required.
- b. See discussion under Section 12.a.
- c. As discussed under the Hydrology & Water Quality section, a preliminary hydrology study (KWC Engineers, December 2020) was prepared for the project to analyze the project's drainage patterns. The project will generally maintain the existing drainage patterns in the proposed condition. In comparison between the existing and proposed drainage patterns, Drainage Areas B, C, and D will have peak flows in the proposed condition that are less than the peak flows in the existing condition. However, Drainage Area A will be slightly higher in the proposed condition than the existing condition. Although there will be a slightly higher increase in peak flow for Drainage Area A, the amount is approximately 1% of the total flow rate, which is considered insignificant. The slight increase will not impact the sizing of the existing storm drain pipeline and hydraulics of the pipeline. Furthermore, the existing storm drain pipe was sized for larger bulked flow rate of 844.2 cfs and drains to the existing Oak Street Debris Basin located approximately 1,200 feet to the east of the project site. Therefore, the proposed flows and capacities generated by the new development do not exceed the capacity of the existing stormwater system and do not increase the potential for onsite or offsite flooding.
- d. As discussed under the Hydrology & Water Quality section, a preliminary water quality management plan (WQMP, KWC Engineers, Revised May 20, 2021) was prepared for the project. Per the preliminary WQMP, the site currently drains from the southeast to northeast of the site along several valleys and stream channels. Existing flows from the site drain to Kroonen Channel and Oak Street Reservoir to the north and east of the site. The project will construct catch basins throughout the site to capture storm water run-off. The run-off will be filtered through onsite infiltration and bio-infiltration systems for pollutants and debris before being discharged into the city's storm drain system. As part of the project's grading permit process, the applicant is required to submit a final WQMP and the city's Public Works inspector also inspects the project site for compliance with the final approved WQMP during the on-site grading process and at time of project completion. Therefore, the project would not impact water quality or violate water quality standards and no mitigation is required.
- e. See discussion 12.a.
- f. 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. 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 143,977,170 tons and an estimated closure date of 2051. Per the General Plan Technical Update EIR, the County of Riverside is required to maintain 15 years' identified disposal capacity, or have a plan to transform or divert its waste, pursuant to AB 939. Thus, while General Plan buildout could occur after 2051, the County would be required to have 15 years identified disposal capacity after that date. There is adequate landfill capacity in the region for solid waste that would be generated by the 2020-2040 General Plan buildout. Furthermore, new developments approved by the City would be required to contain storage areas for recyclable materials in conformance with California Public Resources Code Sections 42900 et seq., and the City of Corona Municipal Code Chapter 8.20 (Collection of Refuse and Recyclable Materials). Solid waste diversion program would continue operating and would have adequate capacity to accept all future wastes and recyclables to reduce landfilled waste. Therefore, impacts would be less than significant and no mitigation is required.
- g. See discussion under Section 12.f.

13 AESTHETICS:

- a. Scenic vista or highway
- b. Degrade visual character of site & surroundings
- c. Scenic resources (forest land, historic buildings within state scenic highway)

Potentially
Significant
Impact

Potentially
Significant
Unless
Mitigation
Incorporated

Less than
Significant
Impact

No Impact

☐
☐
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d. Light or glare

**Discussion:**

The following discussions are based on the Aesthetic Impact Analysis for the Skyline Village, prepared by LSA, Associates, dated March 2021.

- a. Per the 2020-2040 General Plan, the stretch of Foothill Parkway from Paseo Grande to Bedford Canyon Road is a city designated scenic corridor. This stretch offers views of the Prado Basin to the north and hills and valleys leading toward the San Bernardino Mountains in the north and east. The project site is located on this stretch of Foothill Parkway. The project site has been used for low-key agricultural activities in the past and is currently undeveloped and vacant. The project site is on a hill on the southwest side of Foothill Parkway. A roadway leading into the project will be cut into the hillside forming a fourth leg to the intersection of Chase Drive and Foothill Parkway. The remaining slopes facing Foothill Parkway will be landscaped on the southerly section and retained behind a proposed 30-foot-high segmented block retaining wall on the northerly section. One and two-story commercial buildings are proposed on top of the hillside nearest Foothill Parkway. Three-story residential buildings are proposed on the west side of the site at a slightly higher elevation. Currently, the dominant view of the site is the engineered hillside. The proposed project will landscape the hillside and it will continue to be the dominant view of the site. The zoning designation of the surrounding area is a combination of low-medium density residential and open space. The areas northeast of the project site contain single-family residential homes. Immediately south and west of the project site are vacant, agricultural and open space land. With a mix of residential and neighborhood commercial uses, the proposed Skyline Village mixed-use development fits well in the current land use zoning designation and aesthetics of the area. The project site is closer to Foothill Parkway similar to other developments in the immediate area. The proposed development is required to adhere to the City's development standards with respect to building height, setbacks to property lines and landscaping. Therefore, the on-site design standards will be similar to the design standards used on the nearby properties. Therefore, the project will not cause any adverse effects on the existing scenic vistas and is a less than significant impact.
- b. The proposed project is located on a vacant undeveloped land. The land use zoning designation of the project area is a combination of low-medium density residential, commercial, and open space. The proposed project would develop 39 one-bedroom residential condominiums, 39 three-bedroom townhomes, a 1,400-square foot recreation center with a swimming pool, one and two-story retail shops and restaurants totaling 25,715 square feet, parking, and ancillary uses. The mix of on-site land uses would be interconnected with pedestrian and bicycle pathways. The publicly accessible vantage points include Chase Drive and Foothill Parkway to the east of the site, and the public trails north and west of the project site. The views of the project from these publicly accessible vantage points will be mainly the rooftops of the development and landscaping. Currently, the dominate view of the project site is an engineered hillside void of any vegetation. The project proposes landscaping on the hillside facing Foothill Parkway. The project will not degrade the existing character or quality of the public views of the site and surrounding project area. The proposed development will result in a uniform and aesthetically cohesive condition on the site consistent with City standards; therefore, a less than significant impact would occur and no mitigation is warranted.
- c. The project site is located on currently undeveloped vacant land on the southwest side of Foothill Parkway at the intersection of Foothill Parkway and Chase Drive. Chase Drive provides western views toward the Santa Ana Mountains. The proposed project building pads of the three-story residential buildings sit slightly higher on the west end of the project site but will not obstruct the scenic views of the mountains. The west side of the project site is dominated by the hillside slope and will continue to be the dominant visual feature of the site. There are no historic buildings on or near the project site and, since the project will be built on a vacant land that does not include existing trees or rock outcroppings, it will not affect any natural resources such as trees, or rock outcroppings. Also, there are no state scenic highways nearby. Therefore, the proposed project would have no impact on scenic resources. No mitigation is required.
- d. The proposed project would introduce new sources of light because of the new development and infrastructure. The light sources would be in the form of residential lighting from the condominiums, security lighting in the common areas and garages, the lights of retail shops, and vehicle headlights from project related traffic, mainly during the evening and night. The light coming from the indoor residential and commercial sources is not expected to cause any substantial glare. With regard to street lighting on the road, the City of Corona has established standards for the design, placement, and operation of proposed public improvements, such as lighting, in the Corona Municipal Code (CMC). For private onsite lighting, the CMC requires all lighting to be designed to direct light downward with minimal spillover onto adjacent residences, sensitive land uses, and open space. The project's photometric analysis prepared by Beaumont Electric Inc. has demonstrated the project's compliance with this requirement. As such, adherence to these design measures would help reduce the light or glare potentially caused by the project.

The project would also include solar panels on the rooftops of the residential carports. Solar photovoltaic (PV) are made up of glass panels that are designed to maximize absorption of light and minimize reflection to increase electricity production efficiency. To limit reflection, solar PV panels are constructed with dark, light-absorbing materials and covered with an anti-reflective coating to create an albedo effect, which minimizes glare. Furthermore, the residential carports are

located on the western portion of the project site and would not be visible to the surrounding existing residential uses.

New on-site lighting and building materials will be designed, installed, and maintained to satisfy applicable City requirements; therefore, a less than significant impact would occur from light and glare and no mitigation is required.

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	☐	☒	☐	☒
d. Disturb human remains	☐	☒	☐	☐

Discussion:

a. CRM Tech prepared a Historical/Archaeological Resources Survey Report, dated September 25, 2019, for the project. The purpose of the analysis was to determine whether the project would cause substantial adverse changes to any historic or archaeological resources as defined by CEQA, that may exist in or near the project area. In order to identify such resources, CRM Tech conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out a systematic field survey. Through the various avenues of research, CRM Tech did not encounter any historical resources within or adjacent to the project area. Therefore, no impacts related to historical or archaeological resources would occur.

b. See discussions under 14.a.

c. CRM Tech prepared a Paleontological Resources Assessment Report, dated September 26, 2020, for the project. The purpose of the report was to determine whether the proposed project would potentially disrupt or adversely affect any significant, nonrenewable paleontological resources, as mandated by CEQA.

The project site is located in the northern portion of the Peninsular Ranges geomorphologic province, where a series of northwest-southeast-trending mount ranges and valleys lie subparallel to fault lines branching from the San Andreas Fault. The topography in this region generally consists of granitic rock intruding into older metamorphic rock. The project location lies at the northwestern end of the Corona-Elsinore Trough and within the Corona compound alluvial fan that slopes northeast across the trough. Surrounding area is known to contain exposures of the late-Cretaceous Ladd Formation and the younger Paleocene Silverado Formation, which is composed of marine and nonmarine beds.

In order to identify any paleontological resource localities that may exist in or near the project area and to assess the possibility for such resources to be encountered in future excavation and construction activities, CRM Tech initiated a records search with the Natural History Museum of Los Angeles County in Los Angeles, reviewed pertinent literature, and carried out a systematic field survey on July 30, 2019 in accordance with the guidelines of the Society of Vertebrate Paleontology.

The results of the research procedures indicate that the proposed project's potential to impact significant paleontological resources is low in the surface sediments of younger Quarternary alluvium in the northern portion and the southeastern corner of the property, but high in the exposures of marine late-Cretaceous Ladd formation and the Paleocene Silverado Formation elsewhere and the older Quaternary sediments underlying the younger Quarternary alluvium. The current surface soils in the project area, however, have been extensively disturbed over the past 17 years by earth-moving activities associated with the leveling of the hilltop, grading, and the construction of a concrete paved road. The surface soils essentially constitute artificial fill.

In order to prevent project impacts on significant, nonrenewable paleontological resources or to reduce such impacts to a level less than significant, CRM TECH recommended that a mitigation program be developed and implemented during any earth-moving operations reaching beyond the previously disturbed surface soils. The mitigation program should be developed in accordance with the provisions of CEQA as well as the proposed guidelines of the Society of Vertebrate Paleontology (2010), and should include but not be limited to the following:

- All earth-moving operations at or below the depth of five feet, or at shallower depths if the paleontologically sensitive soils are encountered, should be monitored by a qualified paleontological monitor. The monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens.

- Samples of sediments should be collected and processed to recover small fossil remains.
- Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would allow for further research in the future.
- A report of findings, including an itemized inventory of recovered specimens and a discussion of their significance when appropriate, should be prepared upon completion of the research procedures outlined above. The approval of the report and the inventory by the City of Corona would signify completion of the mitigation program.

With implementation of a mitigation program, impacts to paleontological resources would be reduced to less than significant. [MM 14-A]

- d. Mitigation Measure 17-F [MM 17-F] under the **Tribal Cultural Resource** section would address inadvertent discoveries of human remains during project grading and construction. This would reduce impacts to less than significant.

Mitigation Measure:

MM 14-A Prior to issuance of a grading permit, the applicant shall retain a qualified paleontological consultant to develop a mitigation program in accordance with CEQA and the Society of Vertebrate Paleontology guidelines and submit the mitigation program to the City. The mitigation program should include, but not be limited to, the following:

- All earth-moving operations at or below the depth of five feet, or at shallower depths if the paleontologically sensitive soils are encountered, should be monitored by a qualified paleontological monitor. The monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but will have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens.
- Samples of sediments should be collected and processed to recover small fossil remains.
- Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would allow for further research in the future.
- A report of findings, including an itemized inventory of recovered specimens and a discussion of their significance when appropriate, should be prepared upon completion of the research procedures outlined above. The approval of the report and the inventory by the City of Corona would signify completion of the mitigation program.

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:

- a. The City of Corona adopted the City of Corona Climate Action Plan Update (CAP) in 2019, 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 CoronaCAP and would thus be considered less than significant. Utilizing the screening tables would also allow the City to meet its established GHG emissions targets. 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, as they would be expected to have a less than significant individual and cumulative impact for GHG emissions.

The project's Air Quality and Greenhouse Gas Impact Study (RK Engineering, March 2021) determined that the project's annual GHG emissions would be 3,104.57 MTCO₂e/year. Since the project's annual emissions would be greater than 3,000 MTCO₂e/year, the RK Engineering report states that the project would need to complete the Screening Tables in the Corona CAP and garner the required 100 points in order to be consistent with the reduction quantities anticipated in the Corona CAP. RK Engineering completed the Screening Tables, which are attached as Appendix C to the Air Quality and Greenhouse Gas Impact Study. Based on the design and construction measures that RK Engineering selected for the project, the project was capable of garnering a total project score of 107.8 points, which shows compliance with the Corona CAP. The entitlement applications, PP2020-0005 and CUP2020-0001, are conditioned to implement the design and construction measures that were selected by RK Engineering for the project. Implementation of these measures would reduce impacts related to greenhouse gas emissions to less than significant.

- b. The project proposes to incorporate several energy efficiency design features (i.e., energy efficient lighting and appliances) that would comply with Title 24 requirements as well as the California Green Building Code standards that are consistent with the Corona CAP's design and construction measures. Therefore, the project would be consistent with the CAP, which is consistent with the state's GHG reduction goals established by AB 32. Thus, a less than significant impact would occur and no mitigation is warranted.

17. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. 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. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	☐	☒	☐	☐

Discussion:

- a. The project site is not located on the California Register of Historical Resources or on the City's register of historic resources and would have no impacts to the state's or city's historic resources.
- b. The project is subject to SB 18 and AB 52 tribal consultation. The purpose of SB 18 and AB 52 is to ensure that local and tribal governments, public agencies and project proponents have information available, early in the planning process to identify and address potential adverse impacts to tribal cultural resources.

Pursuant to SB 18 protocol, the City obtained a list of 18 local Native American tribes from the Native American Heritage

Commission on August 8, 2020. On October 12, 2020, the City submitted by email letters of invitation for consultation to all 18 tribes. In response to the invitation, the following tribes requested consultation:

- Gabrieleno Band of Mission Indians
- Rincon Band of Luiseno Indians
- Soboba Band of Luiseno Indians

Soboba Band of Luiseno Indians

Consultation with the Soboba Band of Luiseno Indians was initially held on December 7, 2020. Per Mr. Joseph Ontiveros, representative for Soboba, the project site falls within the bounds of Soboba's Tribal Traditional Use Areas, and is in proximity to known sites, is a shared use area that was used in ongoing trade between tribes, and is considered to be culturally sensitive by the people of Soboba. Mr. Ontiveros requested mitigation measures that would involve tribal monitoring to mitigate potential impacts to tribal cultural resources. Draft mitigation measures were submitted to Mr. Ontiveros for review. Staff and Mr. Ontiveros discussed revisions to the draft mitigation measures during the course of the consultation process. On April 8, 2021, staff and Mr. Ontiveros were able to reach an agreement with the revised mitigation measures. On June 21, 2021, the City received a follow-up confirmation email from Mr. Ontiveros concluding consultation. Compliance with the mitigation measures would reduce impacts to tribal cultural resources to a less than significant level. **[MM 17-A through MM 17-G]**

Rincon Band of Luiseno Indians

Consultation with the Rincon Band of Luiseno Indians was initially held on April 15, 2021. Per Ms. Cheryl Madrigal, Cultural Resources Manager for the Rincon Band of Luiseno Indians Soboba, the project site is located within the territory of the Luiseno people and within Rincon's specific Area of Historic Interest. Ms. Madrigal requested mitigation measures that would involve tribal monitoring to mitigate potential impacts to tribal cultural resources. Staff submitted the city's draft mitigation measures related to tribal cultural resources to Ms. Madrigal for review. Ms. Madrigal responded on April 15, 2021 and she had no further comments. On June 18, 2021, Ms. Madrigal submitted a formal letter in response to the draft mitigation measures and concluded consultation. Compliance with **MM 17-A through MM 17-G** would reduce impacts to tribal cultural resources to a less than significant level.

Gabrieleno Band of Mission Indians

Consultation with the Gabrieleno Band of Mission Indians was initially held on March 17, 2021. Per Mr. Andy Salas, representative for the Gabrieleno Band of Mission Indians, the project site is located within Gabrieleno's Ancestral Tribal Territory and thus, Mr. Salas requested mitigation measures that would involve tribal monitoring to mitigate potential impacts to tribal cultural resources. Draft mitigation measures were emailed to Mr. Salas for review. Mr. Salas did not agree with the city's mitigation measures and proposed separate mitigation measures on March 24, 2021. On March 31, 2021, staff reviewed the proposed mitigation measures and proposed revisions to Mr. Salas for the following reasons:

1. The mitigation measures required the project developer to retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians and for the project developer to enter into a tribal agreement with the Gabrieleno Band of Mission Indians for tribal monitoring prior to the commencement of any ground disturbance. The city's mitigation measures include similar language; however, staff proposed that the language be modified to include all three consulting tribes.
2. The mitigation measures contained very specific language pertaining to when a Tribal Monitor should be present and how the Tribal Monitor should monitor and log daily ground disturbance activities. Staff did not agree with this language because it is common for each consulting tribe to require their own separate tribal monitoring agreement with the project developer and have their own Tribal Monitor onsite. As such, staff proposed that the specific monitoring details and methods of monitoring be left to each tribe's agreement with the project developer.
3. The mitigation measures stated that upon discovery of any tribal cultural resources, construction activities shall cease in the immediate vicinity of the discovery (not less than 100 feet) until the resource can be assessed. It further stated that all tribal cultural resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal Monitor approved by the Consulting Tribe. If the resource is Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. Staff did not oppose the requirement of establishing a 100-foot buffer from an inadvertent find; however, staff proposed that the language be revised to include the two other consulting tribes. In addition, staff recommend that the mitigation measures address disagreements between tribes with regard to the final disposition of cultural resources.

Mr. Salas did not agree with staff's suggestions. Staff revised the mitigation measures and sent them to Mr. Salas on April 15, 2021. Mr. Salas responded again that he did not agree with the city's revised mitigation measures. Staff elected to conclude consultation with the Gabrieleno Band of Mission Indians on April 15, 2021 without mutual agreement on the

mitigation measures because staff felt that good faith and reasonable efforts were made during the consultation process to address Gabrieleno's concerns while also addressing similar concerns of two other consulting tribes. Although mutual agreement could not be reached between the city and the Gabrieleno Band of Mission Indians, compliance with **MM 17-A through MM 17-G** would result in less than significant impacts.

Mitigation Measures

MM 17-A 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 SB/18 and AB 52 process, as applicable. The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement with each tribe, if required by each tribe. 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. Should the applicant fail to obtain signatures from one or more tribes, the Community Development Department may initiate consultation with that tribe(s) to verify non-agreement. Failure to obtain signatures of a Tribal Monitoring Agreement shall not prohibit issuance of a grading permit when it is determined that the developer has acted in good faith to establish a Tribal Monitoring Agreement, and reasonable measures are put in place to monitor grading and protect cultural resources.

MM 17-B 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.

MM 17-C 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, construction activities shall cease around the cultural resources until it is assessed. Monitored grading activities may continue to occur around the cultural resource; however, no grading shall occur within 50 to 100 feet around the cultural resource, as determined by the Project Archaeologist and Tribal Monitors. 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:
 - 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 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.

MM 17-D For final disposition of archaeological material that is non-Native American in origin, the landowner shall relinquish the archaeological material to an appropriate qualified repository with Riverside County that meets federal standards per 36 CFR Part 79 to be professionally curated and made available to other archaeologists/researchers for further study.

MM 17-E **Sacred Sites:** All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

MM 17-F **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)).

MM 17-G **Paleontological Resources and Fossil Specimens:** In the event that fossils are inadvertently discovered during the course of grading for this Project, the following procedures shall 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 material collected and identified will be provided to the museum repository along with the specimens.

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:

- Geologic Problems;
- Hazards and Hazardous Materials;
- Biological Resources;
- Cultural Resources; and
- Tribal Cultural Resources.

However, appropriate mitigation measures have been developed. **Mitigation Measures 3-A through 17-G** 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. WILDFIRE:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan	☐	☐	☐	☒
b. Due to slope, prevailing wind, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes	☐	☐	☒	☐

Discussion

- a. The project site is located within a Very-High Fire Hazard Severity zone (VHFHS). To protect development in the VHFHSZ, the City's Fire Department requires adherence to a wide range of state and local codes (California Fire code, CAL-FIRE fire safe design requirements, City Fire and Public Works Standards, and other standards). Requirements include but are not limited to having adequate fire hydrants, fire sprinklers, two points of access, and emergency fire access roads implemented into the project design during the planning phase of a development.

The Fire Department requires all projects that are located in a VHFHSZ to submit a Preliminary Fuel Modification Plan which shall be approved by the Fire Department prior to the approval of any tentative tract map or parcel map. A Final Fuel Modification Plan is required to be approved by the Fire Department prior to issuance of a grading permit or building permit, as applicable. The Plan is required to contain a wildland fire hazard and risk assessment, fire behavior modeling, assessment of structure ignition in the wildland/urban interface, fuel mod zone descriptions and treatments, treatment recommendations, and approved plant pallet. The Plan is also required to address the maintenance of the fuel mod area

in perpetuity and meet the City's Vegetation Management Guidelines.

Therefore, the project would not impair an adopted emergency response plan or emergency evacuation plan. There would be no impacts.

- b. The proposed project would not contribute to the spreading of wildfire since the project's future homes would be required to be designed to comply with the current CBC which includes fire construction standards. Also, prior to issuance of a grading or building permit, the project is required to have a Final Fuel Modification Plan approved by the Corona Fire Department that would include a wildland fire hazard and risk assessment, fire behavior modeling, assessment of structure ignition in the wildland/urban interface, fuel mod zone descriptions and treatments, treatment recommendations, and approved plant pallet. The Plan would also address the maintenance of the fuel mod area in perpetuity and meet the City's Vegetation Management Guidelines. Also, Mitigation Measure 9-B [MM 9-B] is already required to ensure that the project meets the necessary fire flow requirements per Fire Code. Therefore, the project will not exacerbate wildfire risks. Impacts to exposing people to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfires are considered to be less than significant, and no mitigation is required.
- c. See discussions under 19.a and 19.b.
- d. The project site is required to comply with the engineering recommendations in the Geologic Fault Hazard Evaluation (LGC Consultants, July 16, 2020) and Geotechnical Investigation Report (LGC Consultants, July 16, 2020). The project is also required to comply with the fuel mod zone descriptions, treatments, and plant palette in the Final Fuel Modification Plan. The proposed project will not significantly alter drainage patterns on the site based on the Preliminary Hydrology Report (KWC Engineers, dated December 2020). Therefore, impacts to exposing people or structures to a downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes are considered to be less than significant and no mitigation is required.

20. ENERGY:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency	☐	☐	☐	☒

Discussion:

The Skyline Village Preliminary Energy Analysis was prepared for the project by LSA, dated February 3, 2021 to evaluate the energy and fuel use impacts associated with the proposed project. The following discussions are based on the findings of the Skyline Village Preliminary Energy Analysis

- a. The Skyline Village Preliminary Energy Analysis evaluated project-specific energy and fuel use by examining the impacts of the proposed project on regional energy use. The project's energy demand during construction and operations were analyzed. Note that the project's mitigation measures required to reduce criteria air pollutants and greenhouse gas (GHG) emissions would also reduce electricity and petroleum consumption.

Temporary (Construction) Energy Demand

Construction of the project would require temporary energy demand. Construction energy impacts involve the one-time, non-recoverable energy costs associated with construction of structures and roadways. Construction of the project would require the use of off-road construction equipment and on-road vehicles for worker commuting, and vendors. The project construction would last approximately one year. For modeling purposes, the analysis assumed that initial grading and earthwork would result in the highest fuel use during the construction period. All construction equipment was assumed to be powered by diesel and the fuel consumption was calculated based on the equation:

$$\text{Fuel Consumption} = \text{Horsepower} \times \text{Load Factor} \times \text{Specific Fuel Consumption}$$

For the analysis, the specific fuel consumption was assumed as 0.22 kilogram per kilowatt hour for diesel engine (Klanfar et al. 2016). Table 20-A shows the daily fuel and energy consumption estimated for construction of the proposed project. U

Table 20-A

Project Construction Daily Fuel and Energy Consumption

Fuel Consumption (gallons/day)	Energy Consumption (MMBtu/day)
1,536	211

Source: LSA Associates, Skyline Village Preliminary Energy Analysis

The project's total construction related on-road fuel use is small (approximately 0.03 percent of State-wide transportation fuel consumption) and would only last for a short period of time during project construction. Therefore, construction of the proposed project would not cause a significant temporary energy impact during construction.

Permanent (Operational) Energy Demand

The California Emissions Estimator Model (CalEEMod), Version 2016.3.2 was used to estimate electricity and natural gas consumption and renewable energy generation during the operation of the proposed project. Mitigation measures required to reduce criteria air pollutants and greenhouse gas emissions would also reduce electricity consumption. The petroleum consumption from project-related on-road transportation was calculated from VMT and fuel efficiency from EMFAC2017 (ARB 2018). The Transportation Demand Management (TDM) measures identified in the Traffic Impact Analysis and Statewide EV ownership projection would reduce petroleum consumption.

- **Electricity:** The project's annual electricity consumption is expected to be 166,283 KWH. This is 0.0011% of Riverside County's total electricity consumption of 15,520 million kWh in 2019 at full buildout. The annual electricity consumption of the proposed project is higher than the defaults within the CalEEMod model due to the electricity consumption by Electric Vehicles (EVs). However, Title 24 also requires onsite renewable electricity generation and additional efficiency that offsets the higher electricity consumption of the project. The regional electricity consumption is available at County level. The proposed project would consume less than 0.2 percent of the County's total electricity consumption. The U.S. Census Bureau reported that in 2019, the total population in Riverside County was 2,471,000 (U.S. Census Bureau 2020). The proposed project is anticipated to generate a service population of approximately 268 people which is equivalent to approximately 0.011% percent of the County's total population but will consume approximately 0.0011% of electricity consumption when onsite renewable generation is included. Therefore, the project's electricity consumption per person would be less than the County per capita average, and would not result in significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources.
- **Natural Gas:** The project is expected to consume 13.25 MMBtu of natural gas. This is 0.0029% of the County's total natural gas consumption. The proposed project would consume less than 0.002% of the County's total natural gas consumption and the proposed project would generate a population of approximately 0.011% of the County's total population, the project's natural gas consumption per person would be less than the County per capita average. Therefore, the project would not result in significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources.
- **Petroleum:** The proposed project would consume approximately 0.0003% of the County's annual petroleum consumption. The U.S. Census Bureau reported that in 2019, the total population in Riverside County was 2,471,000 (U.S. Census Bureau 2019). The proposed project is anticipated to generate a service population of approximately 1,116 which is equivalent to approximately 0.045% of the County's total population. Therefore, the project's petroleum consumption per person would be less than the County per capita average, and would not result in significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.

- b. In 2002, the Legislature passed SB 1389, which required the CEC to develop an integrated energy plan every 2 years for electricity, natural gas, and transportation fuels, for the California Energy Policy Report. The plan calls for the State to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators in implementing incentive programs for zero-emission vehicles and their infrastructure needs, and encouragement of urban designs that reduce VMT and accommodate pedestrian and bicycle access.

The CEC recently adopted the 2019 Integrated Energy Policy Report (CEC 2019). The 2019 Integrated Energy Policy Report provides the results of the CEC's assessments of a variety of energy issues facing California. Many of these issues will require action if the State is to meet its climate, energy, air quality, and other environmental goals while maintaining energy reliability and controlling costs. The 2019 Integrated Energy Policy Report covers a broad range of topics, including implementation of SB 100, integrated resource planning, distributed energy resources, transportation electrification, solutions to increase resiliency in the electricity sector, energy efficiency, transportation electrification, barriers faced by

disadvantaged communities, demand response, transmission, and landscape-scale planning, the California Energy Demand Preliminary Forecast, the preliminary transportation energy demand forecast, renewable gas (in response to SB 1383), updates on Southern California's electricity reliability, natural gas outlook, and climate adaptation and resiliency.

As indicated above, energy usage on the project site during construction would be temporary in nature. In addition, onsite renewable energy generation combined with all electric homes significantly reduces the energy usage associated with operation of the proposed project and would be relatively small in comparison to the State's and County's available energy sources and energy impacts would be negligible at the regional level. Because California's energy conservation planning actions are conducted at a regional level, and because the project's per capita energy consumption is less than the regional (State or County) level, the proposed project would not conflict with California's energy conservation plans as described in the CEC's 2019 Integrated Energy Policy Report. Therefore, the proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency, and no mitigation measures would be necessary.

21. 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 2020-2040 General Plan
2. City of Corona Technical Update EIR, 2019
3. Phase I ESA, prepared by LGC Geo-Environmental, dated December 30, 2019
4. Phase II ESA, prepared by prepared by LGC Geo-Environmental, dated November 30, 2020
5. Geologic Fault Hazard Evaluation, prepared by LGC Consultants, July 16, 2020
6. Geotechnical Investigation Report, prepared by LGC Consultants, July 16, 2020
7. Skyline Village Preliminary Energy Analysis, prepared for the project by LSA, dated February 3, 2021
8. Preliminary Hydrology Report, prepared by KWC Engineers, dated December 2020
9. Air Quality and Greenhouse Gas Impact Study, prepared by RK Engineering, March 2021
10. Paleontological Resources Assessment Report, prepared by CRM Tech, dated September 26, 2020
11. Historical/Archaeological Resources Survey Report, prepared by CRM Tech, dated September 25, 2019
12. Aesthetic Impact Analysis for the Skyline Village, prepared by LSA, Associates, dated March 2021
13. Skyline Village Noise Impact Study, prepared by RK Engineering, dated March 19, 2021
14. Preliminary Water Study, prepared by KWC Engineers, dated May 2021
15. Western Riverside County Multiple Species Habitat Conservation Consistency Analysis, prepared by Searl Biological Services (SBS), date December 17, 2020
16. Traffic Impact Study for the project, prepared by RK Engineering, dated June 9, 2021
17. Air Quality & Greenhouse Gas Impact Study, prepared by RK Engineering Group, Inc., March 19, 2021
18. Preliminary Water Quality Management Plan, prepared by KWC Engineers, May 20, 2021
19. Skyline Village TTM 37691 Water System Mitigation Requirements Memorandum, City of Corona Public Works Department, June 14, 2021

MITIGATION MONITORING AND REPORTING PROGRAM CITY OF CORONA

	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	GEOLOGIC PROBLEMS					
MM 3-A	Prior to issuance of a grading permit, the applicant shall submit evidence to the City for review and approval that any onsite development has incorporated the engineering recommendations detailed in the Geologic Fault Hazard Evaluation (LGC Consultants, July 16, 2020) and Geotechnical Investigation Report (LGC Consultants, July 16, 2020).	Condition of approval	Submit documentation	Prior to issuance of a grading permit	Community Development Dept. and Public Works Dept.	
	AIR QUALITY					
MM 5-A	Prior to issuance of a grading and building permit, the applicant shall demonstrate to the City that all construction equipment will have Tier 4 low emission "clean diesel" engines that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.	Condition of approval	Submit documentation	Prior to issuance of a grading and building permit	Community Development Dept.	
MM 5-B	Prior to issuance of a grading and building permit, the applicant shall demonstrate to the City that the amount of material to be hauled from the site is limited to 200 truckloads per day or less.	Condition of approval	Submit documentation	Prior to issuance of a grading and building permit	Community Development Dept.	
	BIOLOGICAL RESOURCES					
MM 7-A	Within thirty (30) days prior to issuance of a grading permit, the applicant shall have a qualified biologist prepare and submit a pre-construction clearance survey for the burrowing owl to the Community Development Department for review. If burrowing owls are found onsite prior to ground disturbance, the applicant shall immediately inform the City, RCA, and the Wildlife Agencies (i.e. CDFW and USFWS), and coordinate further with the City, RCA, and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance.	Condition of approval	Submit documentation	Prior to issuance of a grading permit	Community Development Dept.	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 7-B	If tree removal or project grading is to occur during the bird breeding season (February 1 through August 31), the developer shall submit a pre-construction bird nesting survey to the Community Development Department for review. The survey shall be conducted by a qualified biologist no later than 14 days prior to issuance of a grading permit. If the survey indicates the presence of nesting birds, a protective buffer zone shall be established around the nesting birds. The distance of the buffer zone shall be determined by the biologist. No project related work or activities shall be permitted within the buffer area until the biologist has determined the nest is no longer active. The final determination shall be made by the Senior Planner upon receipt of the biologist's recommendation.	Condition of approval	Submittal of documentation	Prior to issuance of a grading permit	Community Development Dept.	
MM 7-C	Prior to grading and construction, the applicant shall have temporary fencing installed along the edge of Feature A to protect Feature A during grading and construction.	Condition of approval	Submittal of photograph or field inspection	Prior to grading/construction	Community Development	
MM 7-D	Prior to issuance of a grading permit, the applicant shall retain a qualified biologist to conduct a pre-construction survey to confirm that the fencing and other BMPs are properly installed and visible prior to the initiation of Project ground disturbance activities. Documentation of the pre-construction survey shall be submitted to the Community Development Department.	Condition of approval	Submittal of documentation	Prior to issuance of a grading permit	Community Development Dept	
MM 7-E	The project applicant shall implement the BMPs listed under Section 5.2.4 and Section 10.0 of the Western Riverside County Multiple Species Habitat Conservation Consistency Analysis (Searl Biological Services, date December 17, 2020) to minimize direct/indirect impacts to Features A, B, and C as identified on Figure 15 of the Western Riverside County Multiple Species Habitat Conservation Consistency Analysis.	Condition of approval	Submittal of documentation	During grading and construction	Community Development Dept and Public Works Dept.	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 7-F	The project applicant shall comply with the following requirements to minimize edge effects to Features A, B, And C: • <u>Drainage</u>: The Project will implement the BMPs described above in Section 5.2.4 of the Western Riverside County Multiple Species Habitat Conservation Consistency Analysis and those applicable to drainage described below in Section 10.0. Any runoff originating from the Site subsequent to Project completion shall be collected in a WQMP BMP Treatment underground storage. Any runoff from the southern watershed and the Site subsequent to Project completion during high-yield rain events will be dissipated in two proposed riprap areas prior to entering Feature A. • <u>Toxics</u>: The Project will implement the BMPs described above in Section 5.2.4 of the Western Riverside County Multiple Species Habitat Conservation Consistency Analysis and those applicable to toxics described above in Section 10.0. • <u>Lighting</u>: Any Project lighting installed near Features A and B shall be shielded or directed as to not shine directly into or towards those areas. • <u>Noise</u>: The Project shall not produce any amount of noise that would be considered an impact to wildlife utilizing the habitats within Features A and B. • <u>Invasives</u>: Any Project landscaping shall avoid those listed in Table 6-2 of the MSHCP (Dudek & Associates, Inc., 2003) provided in Appendix E of the Western Riverside County Multiple Species Habitat Conservation Consistency Analysis. The 2:1 slopes and areas adjacent to Features A and B shall be landscaped with the appropriate native species such as coast live oak, California buckwheat, brittle bush, deerweed, and goldenbush.	Condition of approval	Submittal of documentation	During grading and construction	Community Development Dept. and Public Works Dept.	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 7-F Cont'	• <u>Barriers</u>: The Project proposes a 35-foot-tall retaining wall between the residential/commercial areas of the Project and Feature A for the majority of its length, and an eight-foot-tall retaining wall near the offsite portion of Feature B. Those areas where a wall is not present shall install signage stating "Environmentally Sensitive Area." • <u>Grading/Land Development</u>: No grading or land development shall extend into any avoidance areas.	Condition of approval	Submittal of documentation	During grading and construction	Community Development Dept. and Public Works Dept.	
	HAZARDS AND HAZARDOUS MATERIALS					
MM 9-A	Prior to issuance of a grading permit, the applicant shall submit evidence or documentation to the City that the stained soil was excavated and properly disposed of or recycled per the recommendations of LCG Geo-Environmental. After excavation of the stained soil, the excavation shall be sampled to confirm satisfactory removal of the petroleum-contaminated soil. Evidence or documentation of the resampling shall be submitted to the City.	Condition of approval	Submittal of documentation	Prior to issuance of a grading permit	Community Development Dept. and Public Works Dept.	
MM 9-B	The applicant shall construct an estimated 1.0 million gallons (MG) of Zone 5 (1380-ft MSL) potable water storage to provide water storage for TTM 37691. Potable water storage of 1.0 MG may be constructed as a separate facility or in partnership with the City to construct a 2.5 MG water storage tank. If the applicant elects to have the City construct the water tank, the applicant shall pay a fair-share cost of the total cost of the construction of the 2.5 MG water tank. The fair-share cost shall be guaranteed prior to map recordation or issuance of a precise grading permit, whichever occurs first.	Condition of approval	Payment of fee	Prior to map recordation	Public Works Dept. and DWP	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	CULTURAL RESOURCES					
MM 14-A	Prior to issuance of a grading permit, the applicant shall retain a qualified paleontological consultant to develop a mitigation program in accordance with CEQA and the Society of Vertebrate Paleontology guidelines and submit the mitigation program to the City. The mitigation program should include but not be limited to the following: a. All earth-moving operations at or below the depth of five feet, or at shallower depths if the paleontologically sensitive soils are encountered, should be monitored by a qualified paleontological monitor. The monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens. b. Samples of sediments should be collected and processed to recover small fossil remains. c. Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would allow for further research in the future. d. A report of findings, including an itemized inventory of recovered specimens and a discussion of their significance when appropriate, should be prepared upon completion of the research procedures outlined above. The approval of the report and the inventory by the City of Corona would signify completion of the mitigation program.	Condition of approval	Submittal of documentation	Prior to issuance of a grading permit	Community Development Dept.	
	TRIBAL CULTURAL RESOURCES					
MM 17-A	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 SB 18 and AB 52 process, as applicable. The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement with each tribe, if required by each tribe. 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.	Condition of approval	Submittal of agreements	Prior to issuance of a grading permit	Community Development Dept.	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 17-A cont'	Should the applicant fail to obtain signatures from one or more tribes, the Community Development Department may initiate consultation with that tribe(s) to verify non-agreement. Failure to obtain signatures of a Tribal Monitoring Agreement shall not prohibit issuance of a grading permit when it is determined that the developer has acted in good faith to establish a Tribal Monitoring Agreement, and reasonable measures are put in place to monitor grading and protect cultural resources.					
MM 17-B	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;	Condition of approval	Submittal of documentation showing that an archeologist has been retained for the project.	Prior to issuance of a grading permit	Community Development Dept.	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 17-B cont'	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.					

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 17-C	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, construction activities shall cease around the cultural resources until it is assessed. Grading activities may continue to occur around the cultural resource; however, no grading shall occur within 50 to 100 feet around the cultural resource, as determined by the Project Archaeologist and Tribal Monitors. 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: 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;	Condition of approval	Submittal of Phase IV monitoring report	Within 60 days of completion of grading	Community Development Dept.	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 17-C Cont'	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 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.	Condition of approval	Submittal of Phase IV monitoring report	Within 60 days of completion of grading	Community Development Dept.	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 17-D	For final disposition of archaeological material that is non-Native American in origin, the landowner shall relinquish the archaeological material to an appropriate qualified repository with Riverside County that meets federal standards per 36 CFR Part 79 to be professionally curated and made available to other archaeologists/researchers for further study.	Condition of approval	Submittal of Phase IV monitoring report or other documentation as applicable	Within 60 days of completion of grading	Community Development Dept.	
MM 17-E	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 documentation	During grading and/or construction	Community Development Dept.	
MM 17-F	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.	Condition of approval	Submittal of documentation	During grading and/or construction	Community Development Dept.	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 17-F Cont'	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)).	Condition of approval	Submittal of documentation	During grading and/or construction	Community Development Dept.	
MM 17-G	Paleontological Resources and Fossil Specimens: In the event that fossils are inadvertently discovered during the course of grading for this Project, the following procedures shall be carried out: - 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. - 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 material collected and identified will be provided to the museum repository along with the specimens.	Condition of approval	Submittal of documentation	During grading and/or construction	Community Development Dept.	

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