



Staff Report

File #: 21-0862

**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 10/11/2021

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

**APPLICATION REQUEST:**

**PM 37221:** Parcel Map application for the subdivision of 2.065 acres into two lots for commercial purposes, located at the southwest corner of Temescal Canyon Road and Pronio Circle in the Entertainment Commercial (EC) designation of the Dos Lagos Specific Plan (SP99-03). (Applicant: Griffin Hauptert of Griffco Land, LLC., 2518 N. Santiago Blvd., Orange, CA 92867)

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** recommend adoption the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of PM 37221 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

**PROJECT SITE SUMMARY**

**Area of Property:** 2.065 acres

**Existing Zoning:** EC (Entertainment Commercial) of SP99-03

**Existing General Plan:** MU1 (Mixed Use Commercial/Residential)

**Existing Land Use:** Vacant

**Proposed Land Use:** Commercial Development

**Surrounding Land Use and Zoning:**

**N:** Live/Work units in the EC (Entertainment Commercial) designation of SP99-03

**E:** Residential developments in the R (Residential) designation of SP99-03

**S:** Commercial center in the EC (Entertainment Commercial) designation of SP99-03

**W:** Commercial center in the EC (Entertainment Commercial) designation of SP99-03

**BACKGROUND**

Parcel Map 37221 is a request to subdivide a two-acre property into two parcels for commercial purposes. The property is located at the southwest corner of Temescal Canyon Road and Pronio Circle (Exhibit 1). It is bordered by developments associated with The Shops at Dos Lagos shopping

center, including a manmade recreational lake ("Dos Lagos lakes") to the west, and a restaurant parking lot to the south. To the north are live/work units, separated from the project site by Pronio Drive. To the west are residential units, located on the other side of Temescal Canyon Road. Presently the property is partially developed with a parking lot.

The proposed subdivision is intended to accommodate the development of two professional medical office buildings with a combined building area of 21,400 square feet. The use is permitted by right under the property's underlying zone, which is Entertainment Commercial (EC). The buildings are designed per the development standards established for the Dos Lagos Specific Plan, and are being reviewed under Precise Plan 2020-0006. Both applications are being presented to the Planning and Housing Commission for concurrent approvals.

The project was preliminarily reviewed by staff on April 9, 2020 (DPR2020-0004). The applicant formally submitted the parcel map and precise plan applications on October 6, 2020. The applications were reviewed by the Project and Environmental Review Committee on October 29, 2020. The applications were determined incomplete; and staff provided the applicant a letter outlining missing items. The applicant subsequently submitted missing information on January 29, 2021 and July 21, 2021. The applications were deemed complete on September 1, 2021.

## **PROJECT DESCRIPTION**

Attached as Exhibit 2.A is the parcel map exhibit for PM 37221. Proposed Parcel 1 is 30,844 square feet and located at the east portion of the site. Parcel 2 is 59,125 square feet and located on the west portion of the site. Both parcels have frontages on Temescal Canyon Road and Pronio Circle. Parcel 2 abuts the shopping center to the south. Each parcel is intended to accommodate a new medical office building, plus the parking spaces associated with the buildings. A proposed site plan, which is being reviewed concurrently as PP2020-0006, has been attached for reference (Exhibit 2.C).

In accordance with the site development standard under Section 4.3.2 of the Dos Lagos Specific Plan, there is no minimum lot area, width or depth requirement for newly created commercial parcels in the EC zone. The following table summarizes the lot information for this subdivision.

**TABLE 1**  
**Proposed Lot Sizes for PM 37221**

<b>Parcel Number</b>	<b>Lot Area</b>	<b>Acreage</b>
1	30,844	0.71
2	59,125	1.36

## **ACCESS AND PUBLIC IMPROVEMENTS**

Parcels 1 and 2 will have vehicular access from Pronio Circle via an existing driveway located at the north perimeter of the property. The parcels will also have access from within the adjacent shopping center, which has multiple entrances located along Temescal Canyon Road.

Temescal Canyon Road is classified by the General Plan as a major arterial; and Pronio Circle is classified as a local street. Both roadways are currently capable of handling traffic volumes

associated with the proposed project. The portion of Temescal Canyon Road adjacent to the project site is fully improved with roadway, curb and gutter, landscaped parkway and sidewalk. No additional widening is required for this portion of Temescal Canyon Road. The portion of Pronio Circle adjacent to the site is improved with curb and gutters, but has a missing sidewalk along Parcel 1. The applicant is required to construct the missing sidewalk along this section of Pronio Circle.

### **SPECIAL CODE REQUIREMENTS**

The Dos Lagos Specific Plan requires that a 13-foot wide landscape easement be provided along the project's frontage in addition to the existing parkway within the right-of-way along Temescal Canyon Road. The applicant is providing the required landscape easement and proposes no changes to the parkway within the right-of-way.

### **ENVIRONMENTAL ANALYSIS:**

Per Section 15070 of the State Guidelines for Implementing the California Quality Act (CEQA) and Section 6.02 of the City's Local CEQA Guidelines, a Mitigated Negative Declaration was prepared for the project. The Initial Study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the mitigation measures identified in the Mitigated Negative Declaration, there is no substantial evidence, in light of the whole record before the City, that the project may have a significant effect on the environment (Exhibit 3).

### **FINANCIAL IMPACT:**

The applicant paid the application processing fees to cover the cost of the parcel map review. There is no fiscal impact to the city.

### **PUBLIC NOTICE AND COMMENTS**

A 20-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Planning and Development Department has not received any response from the public regarding the proposal.

### **STAFF ANALYSIS**

PM 37221 facilitates the development of two medical office buildings on the project site. The development fulfills the intent of the Dos Lagos Specific Plan, which permits office uses by right in the EC zone. The parcels are capable of accommodating the office buildings, landscape setbacks, parking spaces, drive aisles, fire lanes, and other applicable design features required by the Dos Lagos Specific Plan and Corona Municipal Code.

The Specific Plan prescribes no minimum lot area, width or depth requirements for newly created parcels within the EC zone. The parcels are provided with adequate vehicular access from Pronio Circle and from within the adjacent shopping center to the south of the project site. Any missing public improvements within the adjacent roadways will be constructed or guaranteed with the development of the project.

Therefore, the Planning Division recommends approval PM 37221 based on the findings listed below

and staff's recommended conditions of approval attached as Exhibit 2.B.

**FINDINGS OF APPROVAL FOR PM 37221**

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The initial study identifies potentially significant effects on the environment, but:
  - a. The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit 2.B.*
  - b. There is no substantial evidence before the City that the revised project may have a significant effect.*
2. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of Condition of Approval for the following reasons:
  - a. The guarantee of the construction of missing improvements for Pronio Circle is necessary for the public's safe access to and around the site.*
  - b. Construction of the missing improvements on Pronio Circle is necessary for the orderly development of the surrounding areas because there is the potential that surrounding properties could be developed. Each site must contribute to the improvements so that further development would not be detrimental to the public.*
3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
  - a. The proposed parcel map facilitates the development of two medical office buildings totaling 21,400 square feet. The project is consistent with the property's General Plan designation of MU1 (Mixed-Use 1), which permits the development of professional office buildings.*
  - b. The design and improvements associated with the proposed subdivision have been reviewed under Precise Plan 2020-0006 are consistent with the development standards that are established in the Dos Lagos Specific Plan for the Entertainment Commercial zone.*
  - c. The site is physically suitable for the development proposed on the project site and offers adequate access from Pronio Circle and from Temescal Canyon Road through an adjacent shopping center, as demonstrated by Exhibit 2.C of PM 37221.*
  - d. The site is physically suitable for the development of two office buildings, which are capable of meeting the development standards required by the Dos Lagos Specific Plan, as demonstrated by the project's site plan attached as Exhibit 2.C.*
  - e. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project's initial study has determined that potential environmental impacts are capable of being mitigated to less than significant levels.*
  - f. The proposed subdivision will not result in adverse impact to public health, safety or*

*general welfare because the project adheres to the development standards of the Dos Lagos Specific Plan in which it is located promoting orderly development of the project site and the improvements associated with the project adhere to city standards.*

*g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because the easements are being protected in place on the project site.*

4. Pursuant to California Government Code Section 66464.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:

*a. The amount of discharge to be produced by the development does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the City of Corona's Utilities Department.*

5. The proposal is in conformance with the standards of the Entertainment Commercial designation of the Dos Lagos Specific Plan for the following reason:

*a. The applicant's parcel map meets the development standards and other applicable code requirements under the Entertainment Commercial designation of the Dos Lagos Specific Plan and Corona Municipal Code.*

**PREPARED BY:** RAFAEL TORRES, ASSISTANT PLANNER

**REVIEWED BY:** SANDRA YANG, SENIOR PLANNER

**REVIEWED BY:** JAY EASTMAN, PLANNING MANAGER

**SUBMITTED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

**EXHIBITS**

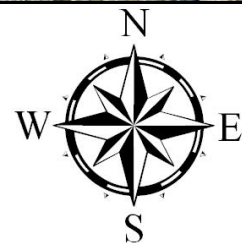
1. Locational and Zoning Map
- 2.A - Parcel Map 37221
- 2.B - Conditions of Approval
- 2.C - Site Plan
- 2.D - Applicant's letter dated October 7, 2020
- 3 - Environmental Documentation

Case Planner: Rafael Torres (951) 736-2262

# AERIAL & LOCATIONAL MAP



PM 37221 (PM2020-0003) &  
PP2020-0006  
Pronio Circle & Temescal  
Canyon Road



**EXHIBIT 1**





# Project Conditions

## City of Corona

**Project Number: PM2020-0003**

Description: **SUDIVIDE 2.06 ACRES INTO TWO LOTS PM 37221**

Applied: **10/6/2020**

Approved:

Site Address: **TEMESCAL CYN & PRONIO CORONA, CA 0**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **GRIFFCO LAND LLC**

Parent Project: **DPR2020-0004**

**2518 N SANTIAGO BLVD ORANGE CA, 92867**

Details: **SUBDIVIDE 2.06 ACRES INTO TWO LOTS FOR COMMERCIAL AND OFFICE USE.**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	Dana Andrews
1. BUILDING DEPARTMENT CONDITIONS 1. At time of plan submittal, construction documents shall be prepared in accordance with current applicable Codes & Standards (2019 Codes).	
FIRE	Cindi Schmitz
1. Place Fire Department DPR comments on plans as general notes. 2. Plans shall show a minimum drive width of 28 feet. 3. Show two (2) all weather surface access ways to be approved by the Fire Marshal and construct the access way(s) to accommodate 70,000 lbs. gross vehicle weight during all phases of construction. 4. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the coronaca.gov. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction. 5. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s). 6. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 7. Meet with Corona Fire Department to determine locations of red curbing and signage by fire hydrants, fire department connections, and designated fire lanes on site.\r\r 8. A minimum fire flow of 3000 gallons per minute at 20 psi shall be provided for commercial structures.\r\r 9. If over 500 lineal feet the fire service waterline shall be looped and provided with two (2) separate points of connection. 10. Fire hydrants are to be spaced a maximum 250 feet apart.\r\r 11. This development is located in an area that requires a fire facility fee of \$231 and acre per the Corona Municipal Code. This fee is due prior to building permit issuance.\r\r 12. A public safety radio communication study is required for this project. Consult with the fire department for specific requirements for this study or our guideline is available online at coronaca.gov/fire.\r\r\r 13. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.\r\r	



# Project Conditions

## City of Corona

FIRE	Cindi Schmitz
	<p>14. A specific address, assigned by the City of Corona, Public Works Department, shall be provided for each building as specified by the fire department address standard which can be obtained at <a href="http://coronaca.gov/fire">coronaca.gov/fire</a>. Addresses must be illuminated during all hours of darkness.\r\r</p> <p>15. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.\r\r</p>
PLANNING	
	<ol style="list-style-type: none"> <li>1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</li> <li>2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</li> <li>3. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.</li> <li>4. The applicant or his successor in interest shall comply with the Mitigation Measures established in the Mitigated Negative Declaration prepared for PM 37221 (PM2020-0003).</li> <li>5. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant (s) shall then make recommendations within 48 hours, and engage in consultation concerning the treatment of the remains as provided in Public Resources Code 5097.98.</li> <li>6. This project is subject to Riverside County's MSHPC (Multi-Species Habitat Conservation Plan) fee for commercial developments. This fee is payable at the time of building permit issuance .</li> </ol>



# Project Conditions

## City of Corona

### PLANNING

7. The applicant shall comply with the construction design features contained in the Mitigated Negative Declaration report in order to minimize the project's construction and operational impacts to localized air resources as shown below.
- 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.

### PUBLIC WORKS

1. The Public Works and the Department of Water and Power Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Planning and Development Department, Land Development Division. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.
2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
3. Prior to map recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.
4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
5. The developer shall construct or guarantee construction of the required improvements prior to recordation of the Parcel Map because the construction of the improvements is a necessary prerequisite to the orderly development of the surrounding area.
6. All conditions of approval shall be satisfied and the Parcel Map prepared and accepted by the City for recordation within 24 months of its approval, unless an extension is granted by the City Council.
7. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City.



# Project Conditions

## City of Corona

### PUBLIC WORKS

8. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
9. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Land Development Division. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
10. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
  - (a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
  - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.
  - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

11. Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall ensure that a property owner's association, or an alternative means of management approved by the Planning and Development Director, is established for the purpose of maintaining all private streets, common areas and private utilities associated with this project. The documents, including any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Land Development Division and shall be recorded concurrently.
12. Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
  - a) All missing or deficient street facilities.
  - b) All missing or deficient drainage facilities.
  - c) All required grading, including erosion control.
  - d) All required sewer, water and reclaimed water facilities.
  - e) All required landscaping facilities.
  - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
13. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.
14. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Land Development Division. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.
15. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Land Development Division.
16. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDI # shall be displayed on the title sheet of the grading plans.
17. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review.



## Project Conditions City of Corona

### PUBLIC WORKS

18. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (*Lepidospartum Squamatum*) has been completed.
19. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.
20. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
21. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.
22. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
23. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Land Development Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format. Changes to the project resulting from the Final WQMP infiltration testing results may cause the project to be resubmitted at the developer's expense.
24. Prior to the issuance of the first Certificate of Occupancy, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.
25. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
26. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
27. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
28. Prior to map recordation or approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.
29. Prior to map recordation or approval of improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. All non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
30. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.
31. Prior to map recordation or issuance of a building permit, whichever comes first, the applicant shall offer for dedication any missing street rights-of-way. Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director.
32. Prior to map recordation, the applicant shall release and relinquish all vehicular access rights to the City of Corona along Temescal Canyon Road, except at approved intersections.



# Project Conditions

## City of Corona

### PUBLIC WORKS

33. Prior to map recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
  - a) All streets and driveways shall conform to the applicable City of Corona standards.
  - b) Under grounding of existing and proposed utility lines.
  - c) All other public improvements shall conform to City of Corona standards.
34. Prior to approval of improvement plans, the improvement plans shall show all the streets to be improved to half width plus ten (10) additional feet unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.
35. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Public Works Department.
36. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.
37. Prior to map recordation the developer shall pay fair share fees to the Public Works Department as determined by the Public Works Director for the cost of future improvements in accordance with City standards. These improvements shall include, but are not limited to: a 6.25% fair share contribution toward the restriping of the northbound approach as determined in the approved TIA.
38. The developer shall comply with the approved traffic study recommendations, including the design and installation of improvements for eastbound right-turn overlap traffic signal phasing and a restricted northbound U-turn movement.
39. The City of Corona Department of Water and Power shall provide electric service to the development, subject to availability as determined by the Department of Water and Power.
40. The electric distribution system shall be designed, procured and installed in accordance with City of Corona Department of Water and Power Electric Distribution Standards and Service Requirements.
41. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Department of Water and Power standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Department of Water and Power Directors.
42. Prior to map recordation or improvement plan approval, the developer shall relocate the existing water line through Parcel 2 to be within the proposed drive aisle, subject to the approval of the Department of Water and Power. If the water line will be abandoned, then the Parcel Map shall include the abandonment of any applicable easement.
43. Prior to map recordation or improvement plan approval, the developer shall relocate the existing sewer through Parcel 2 subject to the approval of the Department of Water and Power. If the sewer line will be abandoned, then the Parcel Map shall include the abandonment of any applicable easement.
44. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.
45. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
46. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.
47. Prior to map recordation or approval of improvement plans, the applicant shall submit a sewer study, prepared by a registered civil engineer, to the Land Development Division and Department of Water and Power for review and approval. The study shall analyze the existing and proposed sewer facilities. Results of the system analysis may require special construction for sewer systems, such as upsizing downstream sewer lines, monitoring systems, and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Land Development Division and the Department of Water and Power. The developer shall be responsible for the design and construction of any recommendations in the approved study.

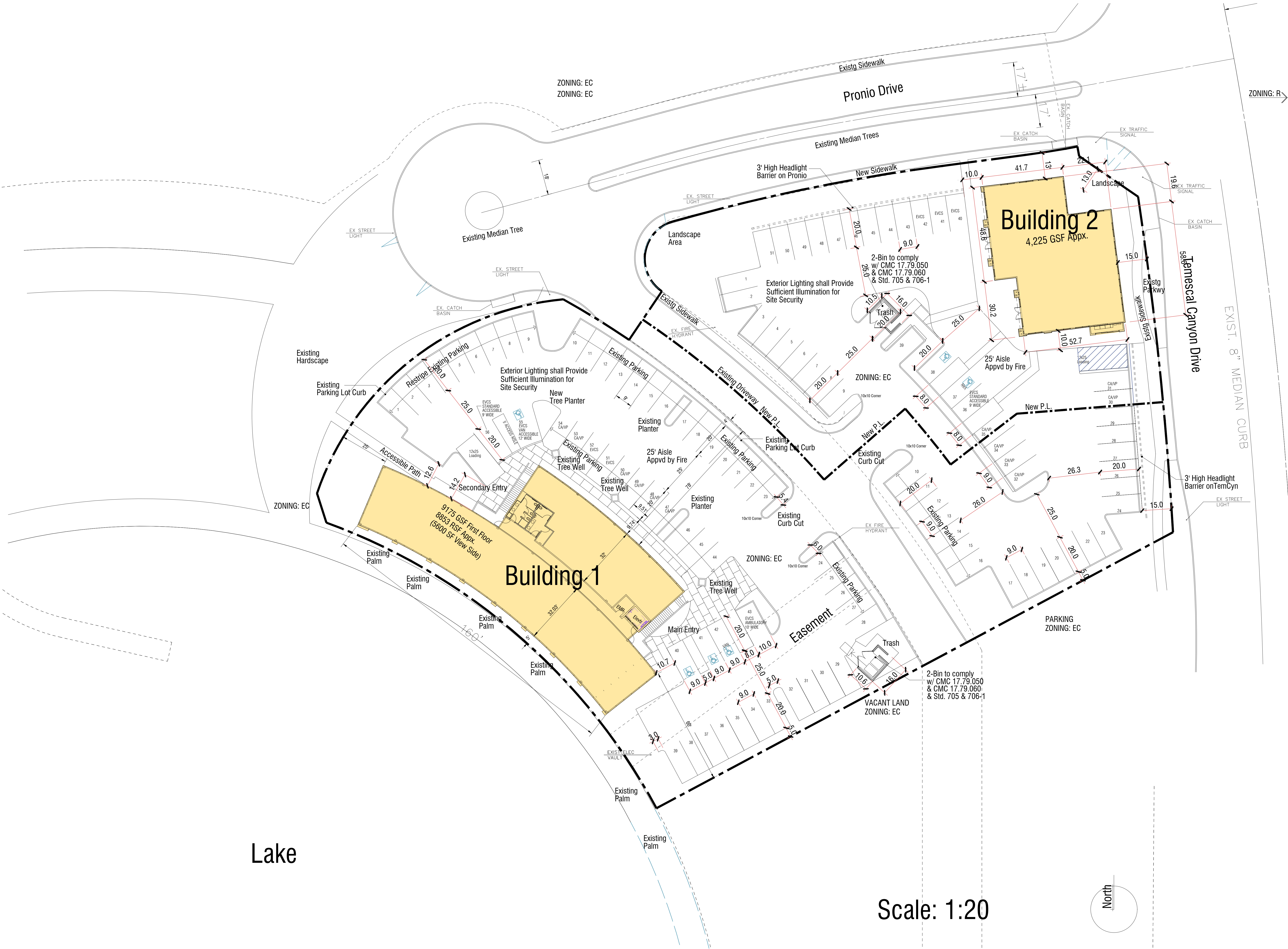


# Project Conditions

## City of Corona

### PUBLIC WORKS

48. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.
49. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.
50. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Department of Water and Power and Fire Chief.
51. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.
52. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
53. Static pressures exceeding 80 psi require an individual pressure regulator.
54. The applicant shall provide a separate irrigation water service for each parcel and/ or all HOA landscaped lots, easements, or common areas as required by the Department of Water and Power.
55. Reclaimed water shall be used for any construction activity unless otherwise approved by the Department of Water and Power. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.
56. Prior to map recordation the applicant shall prepare a disclosure statement indicating that the property is subject to CC&Rs, within a Community Facilities District and/ or Landscape Maintenance District, and will be subject to an annual levy. The disclosure statement shall be submitted to the Land Development Division for review and approval and shall be recorded concurrently with the final map.
57. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping on the plans or in these Conditions of Approval shall be constructed.
58. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.
59. Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.



REXCO DOS LAGOS COMMERCIAL CENTER

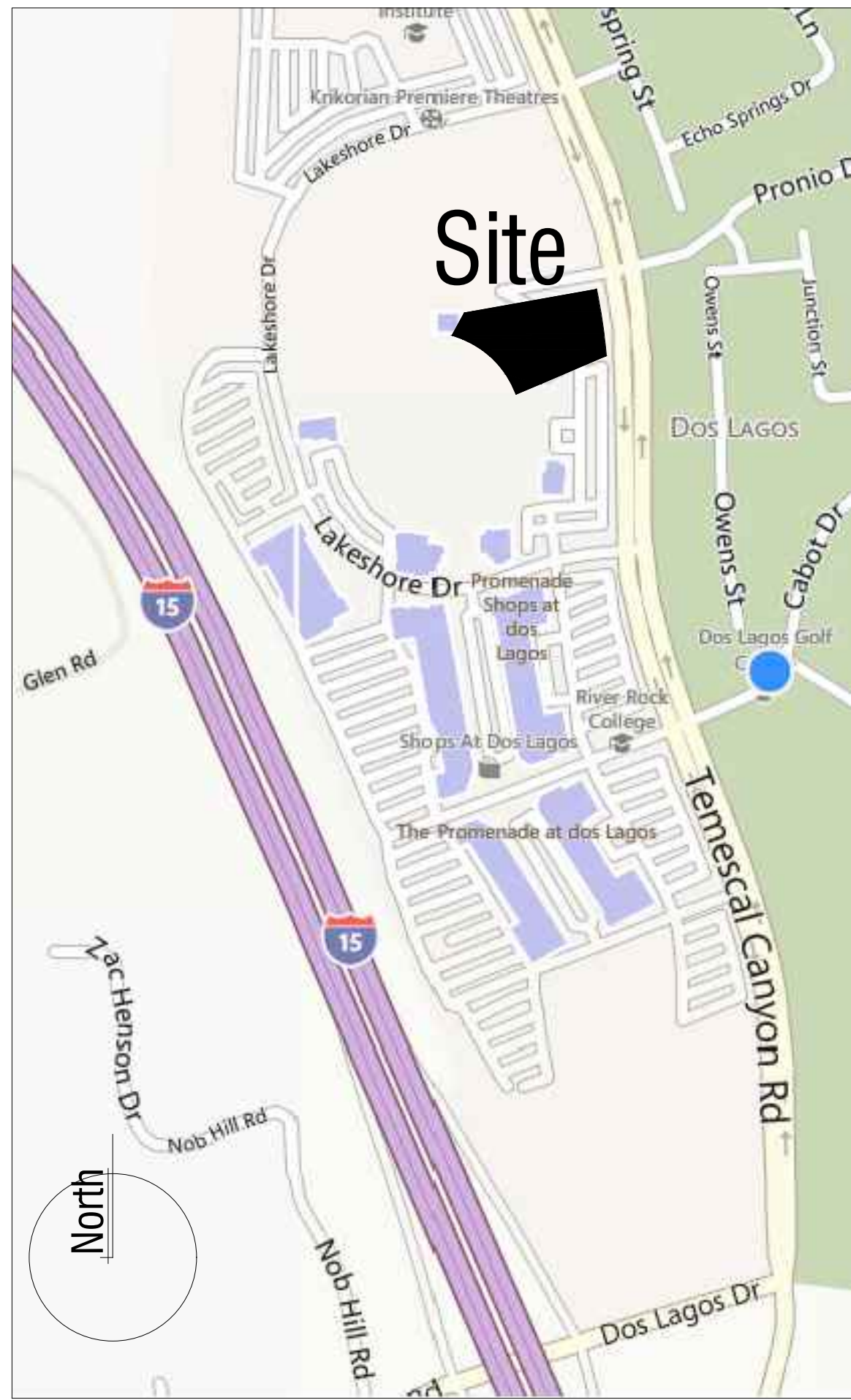
Proposer:  
REXCO Development, Inc.  
1285 Corona Pointe Court, Suite 102, Corona, CA 92879  
Mr. Pat Tritz / Mr. Griffin Haupt - 951.898.1502

Architect/Planner:  
William Hezmalhalch Architects, Inc.  
680 Newport Center Dr., Ste. 300  
Newport Beach, CA 92660  
Mr. Ron Nestor, AIA - 949.250.0607

Site Data:  
Legal Description: Lot 11 of Tract Map 32528 recorded in Book 387 of maps, pages 69-80, inclusive  
Site Address: undetermined  
APN: 279-460-023  
Zoning: Dos Lagos Specific Plan -EC Entertainment Comm'l  
General Plan: MU1  
Area: 89,968.4 SF or 2.06 Acres  
Coverage: 13,518 SF or 15.0%

Proposed:  
Lakeside Office Bldg 1: 17,164 SF Type V-A 2-story  
Building Hgt: 30' to Max. Parapet  
Landscape Area: 8,052 SF  
Corner Commercial Bldg 2: 4,236 SF Type V-A 1-sty  
Building Hgt: 19' to Max. Parapet  
Landscape Area: 11,129 SF  
Total, Appx.: 21,400 SF -- Floor Area Ratio = 0.24 FAR  
Total Landscape Area: 19,181 SF (21.3% of site)  
Parking Req'd: 21,400 @ 5:1000 = 107 Spaces  
Parking Prov'd: 56+51 = 107 Spaces  
Loading Spaces Req'd: 2 Provided: 2  
Trash - 2 locations, 2 bins each per Std. 705 & 706-1  
All Wall or Monument Signs facing Residential must be externally illuminated

Vicinity Map



SITE PLAN

ARCHITECTS . PLANNERS . DESIGNERS



ORANGE EXHIBIT 2.C IEA



DOS LAGOS COMMERCIAL  
CORONA, CA

GRIFFCO LAND L.L.C.  
2518 N. Santiago Blvd.  
Orange, CA 92687  
(951) 898-1502

October 7, 2020

Mr. Rafael Torres  
Associate Planner  
City of Corona  
Community Development Department  
400 S. Vicentia Avenue  
Corona, CA 92879

Re: **DPR2020 – 0004**  
**Vista Dos Lagos**  
One (1) Office Building and One (1) Commercial Building located  
On the South West Corner of Pronio Circle and  
Temescal Canyon Road

Dear Mr. Torres,

Griffco land LLC is requesting a Precise Plan Review for the aforementioned project described as follows:

**Proposed Land Use:**

The construction of two (2) professional office buildings: one (1) 17,164 square foot office building and one (1) 4,236 square foot commercial building. The buildings are designed for medical/professional office uses. The site is on an approximate 2.06-acre parcel in the EC (entertainment commercial) zone of the Dos Lagos Specific Plan (SP99 - 03).

**Surrounding Uses:**

North: Dos Lagos Live/Work Community  
East: Temescal Canyon Road  
South: Dos Lagos Retail Center (Wood Ranch)  
West: Dos Lagos Lake

**Site Design / Access:**

The project will include two free-standing professional/ commercial office buildings. The site will include adequate surface parking for tenants and guests. The site will have two points of access: one off Pronio Circle and the other through the Dos Lagos Retail Center. The streets will be designed to allow adequate vehicular access for tenants, visitors as well as emergency vehicles.

**EXHIBIT 2.D**

**Architecture and Materials:**

The exterior of the medical office building (building 1) will feature brick veneer and stone pilasters with clear aluminum finish. Exterior stair cases and building entries will be accented in stone veneer.

The exterior of the commercial office building (building 2) will feature a combination of brick veneer and plaster with clear aluminum finish and plaster-coated foam trim.

**Parking & Access:**

There will be adequate aisles for emergency access to the buildings. There will be 5 parking spaces per 1,000 sq ft of office area.

**Landscaping:**

Landscaping will consist of California-Friendly, low and medium water use plant material. Plants have been chosen to create a uniform theme across the site. Maintenance and longevity of plant material has been taken into consideration. Shade trees are used in the parking lot to provide shade coverage. All landscaped areas will conform to the current City of Corona Landscape Guidelines.

**Comprehensive Sign Program:**

Signage will consist of building signage in conformance with the signage standards set forth in the Dos Lagos Specific Plan and City of Corona Municipal Code, pursuant to a comprehensive sign program.

Griffco Land, LLC respectfully requests your consideration and approval of the proposed project. If you have any questions concerning this applications or the proposed project, please contact me at (951) 898-1502.

Respectfully submitted,

Griffco Land, LLC

Griffin Hauptert





**CITY OF CORONA**  
**MITIGATED NEGATIVE DECLARATION**

**NAME, DESCRIPTION AND LOCATION OF PROJECT:**

**PM 37221:** Parcel Map application for the subdivision of 2.065 acres into two lots for commercial purposes, located at the southwest corner of Temescal Canyon Road and Pronio Circle in the Entertainment Commercial (EC) designation of the Dos Lagos Specific Plan (SP99-03).

**PP2020-0006:** Precise Plan application for the review of two professional medical office buildings totaling 21,400 square feet, located at the southwest corner of Temescal Canyon Road and Pronio Circle in the Entertainment Commercial (EC) designation of the Dos Lagos Specific Plan (SP99-03).

**ENTITY OR PERSON UNDERTAKING PROJECT:**

Griffin Haupt  
Griffco Land, LLC  
2518 N. Santiago Blvd.  
Orange, CA 92867

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 3**

## CITY OF CORONA INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

**PROJECT TITLE:** Vista Dos Lagos (PM 37221 and PP2020-0006)

**PM 37221:** Parcel Map application for the subdivision of 2.065 acres into two lots for commercial purposes, located at the southwest corner of Temescal Canyon Road and Pronio Circle in the Entertainment Commercial (EC) designation (Planning Area 3) of the Dos Lagos Specific Plan (SP99-03).

**PP2020-0006:** Precise Plan application for the review of two professional medical office buildings totaling 21,400 square feet, located at the southwest corner of Temescal Canyon Road and Pronio Circle in the Entertainment Commercial (EC) designation (Planning Area 3) of the Dos Lagos Specific Plan (SP99-03).

**PROJECT LOCATION:** Southwest corner of Pronio Circle and Temescal Canyon Road (APN 279-460-074) in the Entertainment Commercial (EC) designation (Planning Area 3) of the Dos Lagos Specific Plan (SP99-03).

**PROJECT PROPONENT:** Griffin Haupt  
Griffco Land, LLC  
2518 N. Santiago Blvd.  
Orange, CA 92867

**PROJECT MAP:**

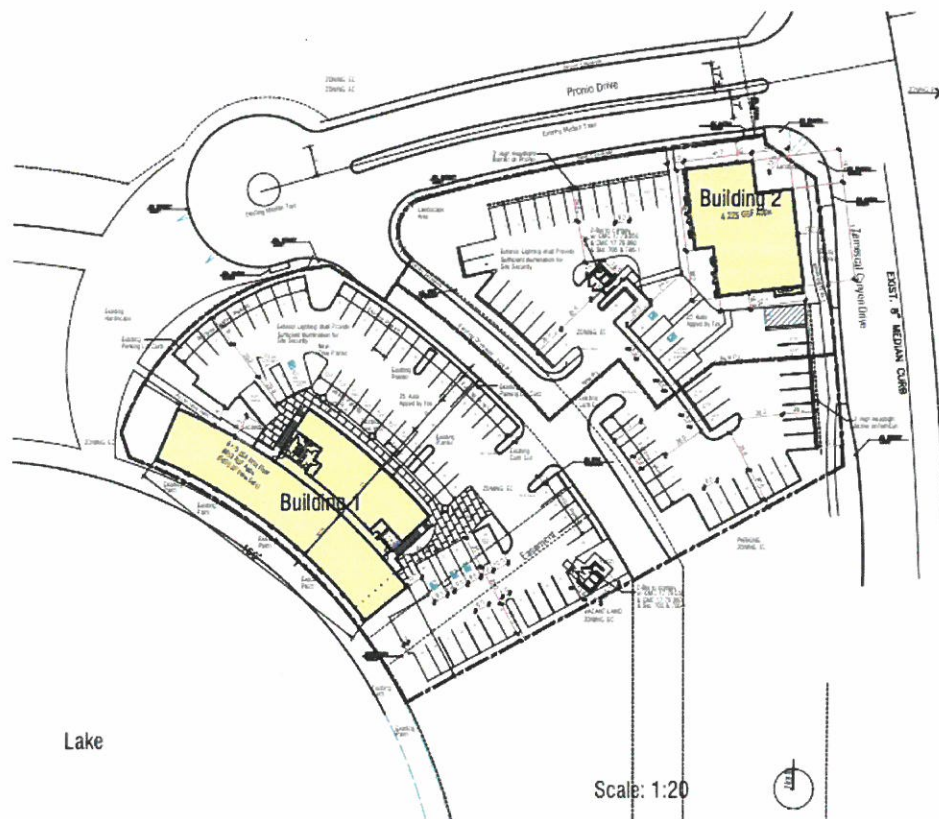


## PROJECT DESCRIPTION:

The project is for the development of two new medical office buildings proposed on 2.065 acres in Planning Area 3 of the Dos Lagos Specific Plan (SP-99-03). The site is zoned Entertainment Commercial (EC) per the specific plan land use map, which permits medical office uses by right.

The project requires two applications: Parcel Map 37221 and Precise Plan 2020-0006. The parcel map, PM 37221, is a proposal to subdivide the project site into two parcels. Proposed Parcel 1 is 30,844 square feet and Parcel 2 is 59,125 square feet. The precise plan, PP2020-0006, is for the review of the site plan, architecture, and landscaping associated with the proposed project. Parcel 1 is to be developed with Building 1, which is a 17,164 square foot multi-unit medical office building. Parcel 2 is to be developed with Building 2, which is a 4,236 square foot stand-alone medical office building. The project is providing a total of 107 parking spaces, which will be shared among the tenants within the two buildings.

### Site Plan



Building 1: 17,164 square feet  
Building 2: 4,225 square feet

## ENVIRONMENTAL SETTING:

**Site Description:** Presently, the site is developed with a parking lot. The project site is part of the master planned Dos Lagos community in which the Dos Lagos Specific Plan was approved for. The Specific Plan was analyzed for potential environmental impacts in the City of Corona Annexation No. 94 & Dos Lagos EIR, which was certified on June 21, 2000. In 2003, the Specific Plan area was mass and rough graded by the master developer to enable the construction of the necessary public infrastructure to support the development planned for the area.

Abutting the east side of the project site is Temescal Canyon Road, which is fully improved with roadway pavement, curb and gutter, sidewalk, and parkway adjacent to the site. Abutting to the north is Pronio Circle, which is improved

with roadway pavement, curb and gutter adjacent to the site. Sidewalks are currently missing along Pronio Circle adjacent to the project site.

**Site Surroundings:** Located across Temescal Canyon Road to the east of the site are single family residential condominium homes. Located across Pronio Circle to the north are live/work units. Abutting to the south and west is the development of *The Shops at Dos Lagos*, a commercial lifestyle center.

#### GENERAL PLAN \ ZONING:

The subject property is located within the Dos Lagos Specific Plan and zoned Entertainment Commercial, which permits for the use of medical offices. Therefore, the proposed project is consistent with the zoning of the project site.

The property has a General Plan designation of Mixed-Use 1 (MU1), which permits office uses. The MU1 designation establishes a Floor Area Ratio (FAR) limit of 2.0. The proposed office project has an FAR of 0.24, which does not exceed the site's FAR limit.

#### STAFF RECOMMENDATION:

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

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

# ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

Date Prepared: September 11, 2021 Prepared By: Rafael Torres, Assistant Planner

Contact Person: Rafael Torres Phone: (951) 739-4973

## 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with surrounding land uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Physically divide established community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

a.

The project site is located within the Dos Lagos Specific Plan and has a zoning of Entertainment Commercial (EC), which permits the development of office buildings building by right. The project site's General Plan designation is Mixed-Use 1, which allows for commercial uses. As the project is for the development of two medical office buildings, the project does not conflict with the site's zoning or General Plan.

b. &amp; c.

The project site is surrounded by a man-made recreational lake to the west and commercial uses to the south. Located across Pronio Circle to the north is a live/work development, which is comprised of nontraditional residential units that have professional workspace incorporated into the units. The project's office use is considered commercial, which is compatible with the surrounding recreational and commercial land uses. The project is also compatible with the live/work units because the proposed office buildings are not expected to generate noise or other issues that would be considered obnoxious to nearby sensitive land uses. All uses would be contained inside the office buildings. Other nearby sensitive land uses include single family residential condominiums, which are located across Temescal Canyon Road to the east of the project site. These developments are located more than 150 feet from the project site, and Temescal Canyon Road provides a buffer between the residences and project site. Therefore, development of the proposed project would not conflict with the surrounding land uses nor divide the established community.

**2. POPULATION AND HOUSING:**

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

**Discussion:**

a. &amp; b.

The project will not induce substantial growth or displace existing housing or people because the zoning of the project site is intended for commercial uses. Also, the site contains no residential dwellings; therefore, development of the site would not displace existing housing or people. Therefore, no mitigation pertaining to this issue would be required.

**3. GEOLOGIC PROBLEMS:**

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

**Discussion:**

a.

Per the city's Property Information application, there are no known active faults crossing or projecting through the site. The site is not located in an Alquist-Priolo Earthquake Fault Zone and thus, ground rupture due to faulting is considered unlikely at this site. The project will be subject to city and county local codes, the latest California Building Code (CBC), and the engineering recommendations in the project's geotechnical investigation report prepared by South Shore Testing & Environmental (December 14, 2020). Therefore, any potential impacts related to fault/seismic failures would be reduced to a less than significant impact and no further mitigation would be necessary.

b.

The project would involve grading of more than 100 cubic yards. Adherence to the city's grading regulations and the grading specifications identified in the geotechnical investigation report would ensure a less than significant impact would occur and no further mitigation would be required.

c.

The subject site is in an area containing relatively flat mass-graded terrain that is utilized as a parking lot for the adjacent man-made lakes and commercial area. Therefore, landslides and grading on over 10% slopes are not expected to be an issue. No further mitigation would be necessary.

d. &amp; e.

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

f.

The site generally consists of yellowish brown gravelly silty sand. Expansion index (EI) testing was performed by South Shore Testing & Environmental on the soil samples taken from the site. The results indicated that the EI for the onsite soils was an 11, which is considered to be non-expansive. Therefore, no further mitigation is warranted with respect expansive soils.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than significant Impact	No Impact
<b>4. HYDROLOGY AND WATER QUALITY:</b>				
a. Violate water quality standards/waste discharge requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Deplete groundwater supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Alter existing drainage pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Increase flooding hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Degrade surface or ground water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Within 100-year flood hazard area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase exposure to flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Exceed capacity of storm water drainage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

a., c., &amp; e.

Development of the project site would increase the area of impermeable surface paving which will result in an increase in surface runoff. The applicant has submitted a preliminary Water Quality Management Plan (WQMP) prepared by Land Development Design Company, LLC. (April 17, 2019) to ensure that the project addresses potential water quality impacts. The applicant will be required to implement on site the Best Management Practices (BMPs) identified in the preliminary WQMP to minimize pollutant runoff into the City's storm water drainage system. A BMP for the project is to maintain landscaping using

minimum or no pesticides. Another BMP is to sweep sidewalks and parking areas regularly and to prevent accumulation of litter and debris. The applicant will implement underground storm water detention and infiltration systems on the north portion of the site. Prior to issuance of a grading permit, the applicant will be required to submit a final WQMP to be reviewed by the City's Land Development Division. This will result in a less than significant impact to water quality and therefore, no further mitigation is required.

b.

Per the city's Draft Temescal Subbasin Groundwater Sustainability Plan (September 2020), the project site is located in the western portion of the Temescal Groundwater Basin of the Upper Santa Ana River Valley Basin. The Temescal Groundwater Basin encompasses a surface area of 23,500 acres (37 square miles) with recharge predominantly occurring from percolation of precipitation on the valley floor and infiltration of stream flow within tributaries exiting the surrounding mountains and hills. The proposed project's ability to interfere substantially with groundwater recharge lies within the installation of impermeable surfaces, which would reduce the amount of land available for groundwater recharge. Although the development of the proposed project would result in the installation of impermeable surfaces and infrastructure, the amount of land rendered impermeable by implementation of the proposed project is less than one percent of the total area of 23,500 acres of the groundwater basin's total recharge area. The project does not present a loss of permeable surface area for the Temescal Groundwater Basin, therefore, 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.

f. & g.

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.

h.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Net increase of any criteria pollutant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to pollutants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 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. At the state level, air quality is regulated by the California Air Resources Board (CARB) and at the federal level it is the U.S. Environmental Protection Agency (EPA). The project would be subject to SCAQMD's Air Quality Management Plan (AQMP), which contains a comprehensive list of pollution

control strategies directed at reducing emissions and achieving ambient air quality standards. The 2016 AQMP is based on projections originating with county and city general plans. Since the proposed project is consistent with the City of Corona General Plan, the project would be consistent with the 2016 AQMP. Therefore, no impacts would occur with respect to AQMP implementation, and no mitigation measures are required.

b. & c.

#### Short-term Impacts

Construction of the project is estimated to begin in the year 2021 and expected to last approximately one year from the time permits are issued. Any project with daily regional emissions that exceed any of the regulated thresholds should be considered as having an individually and cumulatively significant air quality impact. Construction activities would include site preparation, grading, building construction, paving, and the application of architectural coatings. Construction equipment would include excavators, graders, dozers, tractors, a water truck during grading; cranes, forklifts, generators, tractors, welders during building construction; pavers, mixers, rollers and paving equipment during paving, and air compressors during architectural coatings. These activities would result in emissions of ROG, NO<sub>x</sub>, CO, SO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> which have regional significance thresholds established by the SCAQMD. During construction, the project is expected to comply with the regulatory construction requirements under the SCAQMD Rules. The project's estimated maximum daily construction emissions are summarized below in Table 5-A. As shown, emissions resulting from project construction would not exceed the SCAQMD regional thresholds of significance for regulated pollutants. Therefore, a less than significant impact would occur, and no mitigation is required.

**TABLE 5-A**  
**Expected Daily (Short-Term) Construction Emissions**

Year	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2020 (lb/day) Unmitigated	2.45	21.37	16.15	0.03	7.66	4.31
2021 (lb/day) Unmitigated	21.87	17.12	15.71	0.03	1.18	0.88
Significance Threshold (lb/day)	75	100	550	150	150	55
SCAQMD Impact?	NO	NO	NO	NO	NO	NO

Source: Vista Lagos Project Air Quality Impact Study (Ldn Consulting, Inc. April 20, 2020)

#### Long-term Impacts

Long-term air quality impacts are associated with operational activities the proposed project that will result in emissions of ROG, NO<sub>x</sub>, CO, SO<sub>2</sub>, and PM<sub>10</sub>. 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, appliances, and electronics)

The area, energy, mobile sources are calculated using CalEEMod. CalEEMod utilized the proposed land use and then estimates worst-case air quality emissions from worst-case trip generations. Also, emissions are calculated using the State of California EMFAC (Emission Factor) 2014 model, which is built into the CalEEMod. Estimates are provided for both the Summer and Winter operational months. Shown in Table 5-B, the project's expected daily long-term emissions would not exceed the SCAQMD thresholds for ROG, NO<sub>x</sub>, CO, SO<sub>2</sub>, and PM<sub>10</sub>. Therefore, this would be less than significant, and no mitigation is required.

**Table 5-B:**  
**Expected Daily (Long-Term) Operational Emissions**

	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>
Summer Scenario					
Operational Emission Estimates (lb/day)	1.02	3.64	6.07	0.03	1.83
Significance Threshold (lb/day)	55	55	550	150	150
SCAQMD Impact?	NO	NO	NO	NO	NO
Winter Scenario					
Operational Emission Estimates (lb/day)	0.94	3.65	5.25	0.02	1.83
Significance Threshold (lb/day)	55	55	550	150	150
SCAQMD Impact?	NO	NO	NO	NO	NO

Source: Vista Lagos Project Air Quality Impact Study (Ldn Consulting, Inc. April 20, 2020)

d.

LSTs

A Localized Significance Thresholds (LSTs) analysis was conducted for the project. LST analyses are applicable to project sites that are five acres or less per SCAQMD. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. 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 north and east of the project site. 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 nearest Source Receptor Area (SRA) is located 54 meters from the site.

Tables 5-C and 5-D illustrate the project's construction and operational related localized emissions and compare the results to SCAQMD 2-Acre LST Emission 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 PP2020-0006 and PM 37221. 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-C: 2-Acre LST Emission Thresholds

Pollutant	LST @ 50 meters for 2 acres (lb/day)
CO	1,474
PM <sub>10</sub> (Construction)	18
PM <sub>10</sub> (Operation)	5
NO <sub>2</sub> (Corrected utilizing NO <sub>2</sub> /NO <sub>x</sub> Ratio) Construction and Operation	200

Source: Vista Lagos Project Air Quality Impact Study (Ldn Consulting, Inc. April 20, 2020)

Table 5-D: Project Emissions

Pollutant	Project Emissions (lb/day)	Threshold	Impact
CO	64.25	1,474	No
PM <sub>10</sub> (Construction)	12.35 (onsite)	18	No
PM <sub>10</sub> (Operations)	1.83	5	No
NO <sub>2</sub> Construction	86.9	200	No
NO <sub>2</sub> Operation	3.65	200	No

Source: Vista Lagos Project Air Quality Impact Study (Ldn Consulting, Inc. April 20, 2020)

e.

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

6. TRANSPORTATION/TRAFFIC:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Increase the total daily vehicle miles traveled per service population (population plus employment) (VMT/SP) above the baseline level for the jurisdiction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Cause total daily VMT within the study area to be higher than the No Project alternative under cumulative conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Change in air traffic patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Traffic hazards from design features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g. Emergency access                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Conflict with alternative transportation policies | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

a.

Project access is proposed from an existing driveway located on Pronio Circle, approximately 250 feet west of Temescal Canyon Road. A secondary access will be provided at the south perimeter of the project site via an existing connection to the existing restaurant parking area within The Shops at Dos Lagos commercial development south of the project site.

The project is bounded by Temescal Canyon Road to the east and Pronio Circle to the north. Temescal Canyon Road is a north-south, four-lane divided roadway located east of the project site. It is classified as a major arterial street per the General Plan and is required to have an overall right-of-way width that ranges from 106 feet to 120 feet. The portion of Temescal Canyon Road adjacent to the project site is fully improved with roadway, curb and gutter, parkway, and sidewalk. No additional widening is required for Temescal Canyon Road. Pronio Circle is a local street and improved with curb and gutter, but has a missing sidewalk adjacent to the project site. The applicant is conditioned to construct the missing sidewalk with the development of the project site. No additional widening is necessary for Pronio Circle. Therefore, the project would not conflict with the city's applicable traffic patterns, ordinance, or policies related to the performance of the city's circulations system, and no mitigation is warranted.

b.

The Corona Annexation No. 94 & Dos Lagos Specific Plan EIR projected 324,428 square feet of general office/business park and 531,432 square feet of light industrial/research and development uses would be developed within the Dos Lagos Specific Plan at buildout. Both land uses permit office use. Currently, Planning Areas 4 and 5 within the Specific Plan are approved for the development of three office buildings totaling 472,705 square feet. With the exception of Planning Area 3 which contains the project site, all other planning areas within the Specific Plan are already developed for commercial retail, residential, light industrial, or recreational (i.e. golf course) uses. There are no other planning areas within the Specific Plan that can accommodate the development of additional offices. Therefore, the amount of offices at that was originally analyzed in the EIR is currently underbuilt by 383,155 square feet. The project is proposing to add 21,400 square feet of office use to the Specific Plan, which would be covered under EIR since office use is underbuilt. The current proposal does not change the analysis that was considered under the EIR because the current proposal intends to develop the project site for office purposes, which is consistent with the Entertainment Commercial zoning of the project site.

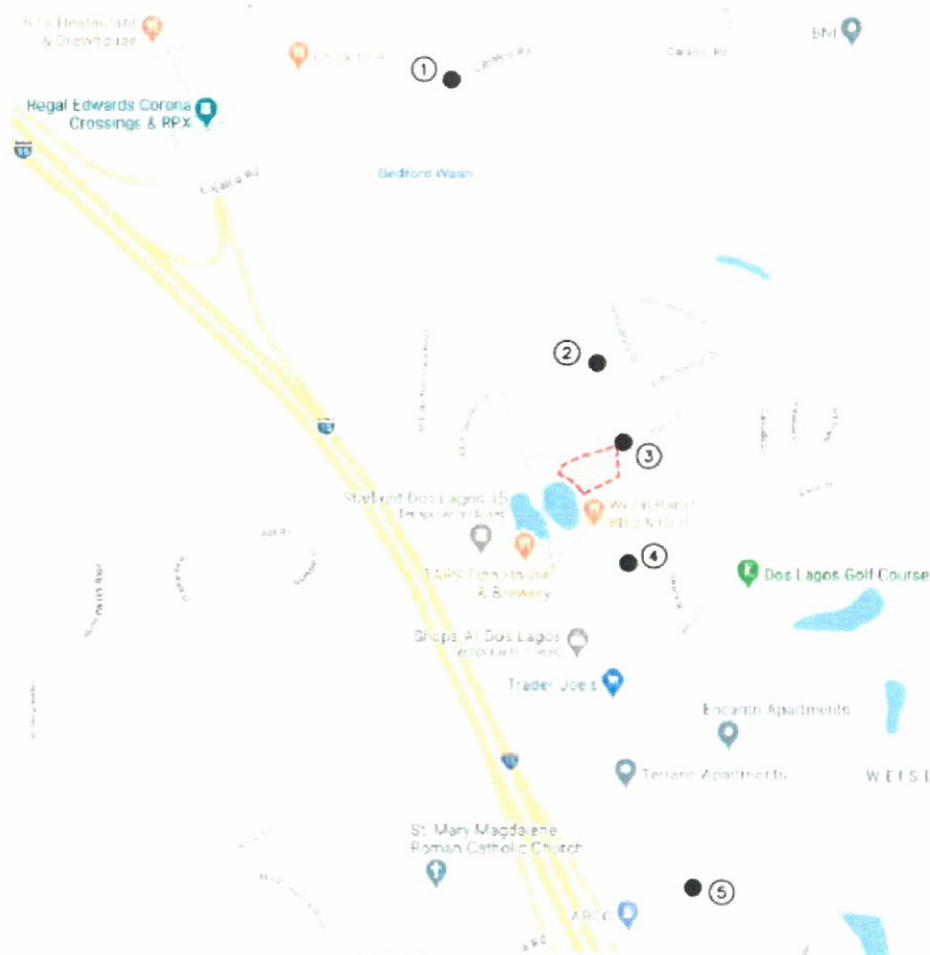
Although the city has adopted VMT thresholds pursuant to SB 743, as explained above, the proposed office project was previously analyzed in the Corona Annexation No. 94 & Dos Lagos Specific Plan EIR. All potential traffic impacts related to office use were analyzed in the EIR, and all necessary traffic mitigation identified in the EIR have been met. Therefore, a VMT analysis was not required for the project.

SB 743 does not prevent local agencies from using Level of Service (LOS) in their General Plan to determine a project's fair share participation the construction of transportation improvements outside of CEQA. The city still utilizes LOS in its General Plan. Although no longer a requirement for CEQA in determining environmental impacts associated with LOS, the city can impose conditions of approval to require construction of certain transportation infrastructure improvements or payment of a fair share toward the cost of such improvements warranted by the project. A focused traffic impact analysis (TIA) was prepared for the project by Linscott, Law & Greenspan (dated April 20, 2020) to analyze the potential LOS impacts associated with the proposed project on the surrounding area of the project site. The city considers LOS D the be minimum acceptable LOS for all intersections that consist of collector and arterial roadways.

The project is forecast to generate 758 net daily trips (one half arriving and one half departing), with 97 net trips (64 inbound, 33 outbound) produced in the AM peak hour and 60 net trips (22 inbound, 38 outbound) in the PM peak hour.

The TIA analyzed five (5) existing nearby street intersections and the project's driveway entrance on Pronio Circle. The study intersections included the following:

1. Temescal Canyon Road at Cajalco Road
2. Temescal Canyon Road at Blue Springs Drive
3. Temescal Canyon Road at Pronio Circle
4. Temescal Canyon Road at Lakeshore Drive
5. Temescal Canyon Road at Dos Lagos Drive



LL&G (April 30, 2020)

In Year 2021 without project traffic conditions, the intersection at the intersection of Temescal Canyon Road and Cajalco Road is forecast to operate at an unacceptable LOS E. In same year with project traffic conditions, the LOS at the same street intersection is also forecast to operate at an unacceptable LOS E. In order to bring the operating condition of the intersection to an acceptable level of service, the developer is required to complete the following improvements: 1) install an eastbound right-turn lane overlap traffic signal, and 2) restrict the northbound U-turn movement with signage. Alternatively, the developer may pay a fair-share cost of the total cost of constructing the recommended roadway improvements, as determined by the traffic impact analysis approved by the City. The improvements are required under Conditions 37 and 38 of the Conditions of Approval for PM 37221.

- Condition 37. Prior to map recordation the developer shall pay fair share fees to the Public Works Department as determined by the Public Works Director for the cost of future improvements in accordance with City standards. These improvements shall include, but are not limited to: a 6.25% fair share contribution toward the restriping of the northbound approach as determined in the approved TIA.
- Condition 38. The developer shall comply with the approved traffic study recommendations, including the design and installation of improvements for eastbound right-turn overlap traffic signal phasing and a restricted northbound U-turn movement.

A queueing analysis was prepared for the left-turn lane at the intersection of Temescal Canyon Road and Pronio Drive. The left-turn lane has an existing vehicle storage of 135 feet. The traffic impact analysis determined that the existing storage of 135 feet is sufficient for Year 2021 with project traffic conditions.

e. The project site is located approximately 7.5 miles southeast of the Corona Municipal Airport. The proposed office buildings are no more than 34 feet in height. Because of the project site's distance from the airport and the proposed height of the buildings, the project would not impact air operations, nor would it cause change to air traffic patterns. Also, the project is not located within an airport land use compatibility zone. Therefore, no impact related to this issue would occur and no mitigation is required.

f.

LL&G evaluated the internal circulation in terms of vehicle-pedestrian conflicts and driveway spacing. Based on the proposed site plan, the overall layout does not create any significant vehicle-pedestrian conflict points as the parking lots are self-contained. Motorists entering and exiting the project site from the existing internal driveway will be able to do so comfortably, safely, and without undue congestion as Pronio Circle provides a circular terminus to accommodate both resident and patron traffic for proper turnaround circulation. The project site also has a secondary access from within The Shops commercial development to the south of the project. Therefore, no impacts related to traffic hazards from design features are expected.



LL&G, April 30, 2020

g.

The project design has been reviewed by the city's Fire and Police Departments for fire and emergency access; therefore no impacts are expected.

h.

The project site is located in an area that is served by the Riverside Transit Agency (RTA) and "Corona Cruiser," a Fixed Route service by the City of Corona. The RTA's Route 206 is the nearest bus line to the project site. Route 206 runs from Corona Transit Center to Promenade Mall, and traverses the project area along Temescal Canyon Road, Cajalco Road, and Dos Lagos Drive. During the AM peak hour, there is one southbound bus, and the PM peak hour, there are two northbound buses and one southbound bus. Route 206 has a bus stop at the corner of Temescal Canyon Road and Pronio Road which is the nearest bus stop to the project site. The Corona Cruiser runs along pre-designated Blue Line and Red Line fixed routes. The Corona Cruiser has a Red Line bus stop located at the intersection of Temescal Canyon Road and Pronio. This route does not traverse any of the study intersections analyzed in this report during weekdays, but the Red Line provides service to the Shops at Dos Lagos on Saturdays via Temescal Canyon Road from the north. The project would not conflict with any of the RTA or Corona Cruiser routes. Therefore, the project would not impact alternative transportation policies and no mitigation is required.

**7. BIOLOGICAL RESOURCES:**

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

**Discussion:**

a., b., c., e., & f.

The proposed project will not impact biological resources as the project site in which the proposed development will occur was analyzed under the City of Corona Annexation No. 94 & Dos Lagos Specific Plan EIR, which was a cumulative environmental analysis of the 543 acres within the plan boundary. Per the EIR, the site was historically used for mining operations. The former Owens-Illinois processing plant and silica sand mining operation occupied the central and western portion of the Dos Lagos area. In 2003, the master developer mass and rough graded the Dos Lagos project area in order to begin the construction on the public infrastructure for the entire Specific Plan. The project site was included as part of the mass and rough grading. Presently, the project site contains an asphalt parking lot that is being used by the neighboring recreational and commercial uses.

In accordance with the mitigation measures in the EIR, the master developer obtained all the required regulatory permits from the responsible agencies prior to the initial grading within the Specific Plan boundary. The master developer also mitigated the impacts to biological resources accordingly. As such, the development of the project site will not impact biological resources.

The project site is not located within a MSHCP Subunit or Criteria/Cell Group. Therefore, no Reservation Assembly Analysis is required. The nearest Criteria Cell is Cell 2507, which is located approximately 0.30 miles east of the Project site. The project site is separated from Cell 2507 by existing residential developments and roadway improvements. The project site is not located within a designated assessment area for Narrow Endemic Plant Species, Criteria Area Plant Species, amphibians, mammals, or the burrowing owl.

The applicant is required to pay applicable fees related to Riverside County's Multiple Species Habitat Conservation Plan, or MSHCP. This MSHCP is a habitat conservation plan for Western Riverside County that identifies land to be preserved for habitat for threatened, endangered or key sensitive populations of plant and wildlife species. The applicant is subject to the MSHCP mitigation fee for commercial development. This fee will be used to acquire and preserve vegetation communities and natural areas, which are known to support these sensitive species.

d.

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

**8. MINERAL RESOURCES:**

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

**Discussion:**

a.

Per Figure 4.2 of the 2020-2040 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:**

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

**Discussion:**

a., b., & d.

A Phase I Environmental Site Assessment (Phase I ESA) was conducted for the project site by Property Solutions, Inc. (August 10, 2009), to evaluate the physical conditions of the project site and to uncover any hazardous wastes that may have previously been used, treated, stored, or disposed on the project site.

The site is not listed in any federal or state-reported environmental databases related to underground storage tanks, hazardous waste generation, or hazardous material releases. A field visit of the site was conducted by Property Solutions, Inc. No pits, ponds, lagoons, swales, or surface impoundments potentially containing hazardous materials were observed on the property. No above or underground storage tanks were observed during the site visit. No other potential issues of concern such as asbestos, PCB-containing materials, solid waste, or hazardous materials were observed. Therefore, impacts related to accidental release of hazardous materials is not expected and no mitigation is required.

c.

The nearest schools to the project site are El Cerrito Intermediate and Wilson Elementary School. El Cerrito Intermediate is located approximately 1.65 miles north of the project site. Wilson Elementary School is located approximately 1.85 miles west of the project site. The schools are separated from the project site by existing residential and commercial developments, highways, and roadways. Also, development of the proposed project would not include any activities that would result in hazardous emissions or handle hazardous materials, substances, or waste in a manner that could result in toxic emissions. Therefore, this would be a non-issue and no mitigation is required.

e.

The nearest airport to the project site is the Corona Municipal Airport, located approximately 7.5 miles northwest of the project site. Based on the Riverside County Airport Land Use Compatibility Plan (ALUCP), the project site is not within any identified safety or compatibility zone and therefore, does not conflict with the ALUCP and no mitigation is warranted.

f & g.

The project site is not located in proximity to the Cleveland National Forest, nor is it considered an area that can be described as a wildland area. The project site is an infill site located within an urbanized area. Due to the urbanized nature of the surrounding area, the proposed development would not be considered at high risk for fire hazards. Furthermore, all development within the City of Corona is required to comply with all fire code requirements associated with adequate fire access, fire flows, sprinklers, and number of hydrants. Therefore, the project would have no impact and no mitigation is required.

**10. NOISE:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed noise level standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure to excessive noise levels/vibrations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Permanent increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Temporary increase in ambient noise levels

☐☒☐☐

e. Conflict with Airport Land Use Plan noise contours

☐☐☐☒**Discussion:**

a., b., c., &amp; d.

Long-term noise impacts will be minimal given that the proposed use is office where all operations would be conducted inside the buildings. The long-term noise impacts associated with the project would be generated from parking lot noise, mechanical HVAC equipment, and conversation/outdoor noise. The nearest sensitive area would be the existing residential condominiums across Pronio Circle approximately 60 feet from the project site. The project is subject to the City's noise standards for stationary noise under CMC Section 17.84.040(C) shown below. Thus, the project's long-term noise would have no significant impact and no mitigation is required.

**CMC Section 17.84.040(C)**

TABLE 1 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

Short-term impacts are associated with future grading and project construction, and are reduced to a less than significant level by the city's Municipal Code. Per CMC Chapter 17.84, construction activities are prohibited between the hours of 8:00 p.m. to 7:00 a.m. Monday through Saturday, and 6:00 p.m. to 10:00 a.m. on Sundays and federal holidays. This will prevent nuisance noise impacts during sensitive time periods of early morning and nighttime for the residences located north (across Pronio Circle) of the project site. To further reduce the potential for noise impacts, a list of design features are shown below. **(Mitigation Measure 10-A)**

1. No impact pile driving activities shall be allowed on the project site.
2. 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 shall be turned off when not in use.
3. Locate staging area, generators and stationary construction equipment as far from the northern property line, as reasonably feasible.
4. Obtain a construction work permit from the City of Corona prior to starting construction.

**Mitigation Measures:****MM 10-A**

1. No impact pile driving activities shall be allowed on the project site.
2. 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 shall be turned off when not in use.
3. Locate staging area, generators and stationary construction equipment as far from the northern property line, as reasonably feasible.
4. Obtain a construction work permit from the City of Corona prior to starting construction.

e.

Per the Riverside County Airport Land Use Compatibility Plan (ALUCP), the project site is not located in an identified airport land use compatibility zone; therefore, no impact associated within this issue would occur and mitigation is not required.

**11. PUBLIC SERVICES:**

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

**Discussion:**

a.  
The Corona Fire Department (CFD) will provide all emergency and medical aid calls to the project site. Station 7 will provide first response and is located on Bedford Canyon Road, near Interstate 15, approximately 1.1 miles from the project site. Station 7 is located approximately 1.1 miles from the project site and should generate quick response times to the project site. Therefore, response times to the project site will not be impacted and the project site 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 Police Department presently has over 200 employees, including officers and support staff and is stationed at 730 Public Safety Way, which is approximately 6.15 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 is commercial and will not result in residential development that would lead to the generation of additional students. The applicant is required to pay the applicable development impact mitigation school fees. Therefore, no further mitigation is warranted.

d.  
The development of the project site does not require the construction of new public facilities. The developer however is required to pay the city's Development Impact Fees prior to the issuance of building permits. This is enforced by city ordinance (CMC Chapter 16.23); therefore, no mitigation is warranted with respect to impacts on City and public services.

**12. UTILITIES:**

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

**Discussion:**

a., b., & e.

As required for all projects by the City's Utilities Department, 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 Utilities Department and Riverside County Department of Health Services and will be reviewed by the Utilities Department during the plan check process. This would reduce the impacts to less than a significant level and therefore, no further mitigation would be required.

c.

The project does not require the construction of additional storm drains or expansion of existing storm drains. The city's existing storm drains have sufficient capacity to receive flows from the project site. Therefore, no impacts are expected.

d.

As discussed under the Hydrology and Water Quality section, a preliminary WQMP was prepared for the project. 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.

f. & g.

Waste Management (WM) is contracted by the City of Corona as the sole hauler of solid waste and provider of recycling services. WM provides refuse collection to residential, commercial, and industrial customers. Based on the solid waste generation identified in Table 12-A, 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.

TABLE 12-A

Landfill	Location	Remaining Capacity (cubic yards)	Estimated Closure Date	Maximum Daily Permitted Tonnage	Actual Average Daily Disposal, tons <sup>1</sup>	Residual Disposal Capacity, tons per day
El Sobrante	10910 Dawson Canyon Road Corona, CA 91719	143,977,170 <sup>1</sup>	2051	16,054	5,599 <sup>4</sup>	10,455
Olinda Alpha	1942 North Valencia Avenue Brea, CA 92823	34,200,000 <sup>2</sup>	2021	8,000	3,638 <sup>5</sup>	4,362
<b>Total</b>		<b>178,177,170</b>	<b>NA</b>	<b>24,054</b>	<b>9,237</b>	<b>14,817</b>

Source: Table 5.19-10 Environmental Analysis – Utilities and Service System - Solid Waste of General Plan Technical Update of Corona General Plan Final Environmental Impact Report, December 2019

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. 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. Additionally, solid waste service fees would be charged to individual property owners when services are initiated to offset operation costs associated with solid waste collection and disposal. Therefore, the project is anticipated to create a less than significant impact to landfill capacity and no mitigation would be required.

**13 AESTHETICS:**

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

**Discussion:**

a. &amp; b.

Per Figure 4-5 of the 2020-0040 City of Corona General Plan Technical Background Report, Temescal Canyon Road is not a scenic vista or highway. Development of the site will be subject to the development standards and architectural guidelines of the Dos Lagos Specific Plan which permit commercial buildings up to a maximum height of 60 feet. The buildings proposed on the project site would have the one-story corner building at a height of approximately 23 feet with the two-story lakeview terrace building at approximately 30 feet in height. Both buildings have brick and plaster finishes. The windows are tinted glass with metal awnings. Rooftop mechanical equipment will be screened from street view by parapet walls. The buildings overall are aesthetically pleasing and attractive and would not cause degradation to the area. Therefore, no mitigation with respect to the aesthetics of the development is required.

c.

The project site is not located immediately adjacent to any forest lands. There are no historic buildings located in the vicinity of the project site. No state-designated scenic highway is located within the vicinity of the project site. Therefore, the project would not impact scenic resources and no mitigation is required.

d.

A photometric analysis was prepared by Gouvis Engineering Consulting Group, Inc. to analyze the project's on-site lighting for compliance with the city's performance standard for glare and to ensure that the on-site lighting will not be a nuisance to the existing residential buildings located in the vicinity of the project site. The exterior lighting proposed for the development consists of LED wall lights on the buildings and parking lot light poles. The lighting is designed to provide vertical light distribution, reduced offsite visibility, and reduced on-site glare while providing effective security light levels.

The analysis demonstrates the project's compliance with the city's regulations pertaining to glare per Section 17.84.070 of the Corona Municipal Code, which states that "all areas of exterior lighting shall be designed to direct light downward with minimal spillover onto adjacent residences, sensitive land uses, and open space." The nearest sensitive land uses are live/work units which are located approximately 60 feet north of the project site across Pronio Circle. The analysis shows that the project's exterior lighting would result in minimal glare spillover onto Pronio Circle and the surrounding land uses. The project's lighting would not result in a significant change to the area because the project is located in an urban area that already has a significant amount of ambient lighting from street light poles and commercial and residential lighting. Furthermore, the project's proposed parking lot light poles are designed with a hood that directs light downwards. Therefore, glare effects from the project is not expected to be an issue and no mitigation is warranted.

**14. CULTURAL RESOURCES:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Historical resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Archaeological resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Paleontological resource or unique geologic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb human remains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

a., b., &amp; c.

Since the site was previously mass graded during the development of the Dos Lagos community, it is highly unlikely that the site would contain historical, archaeological, or paleontological resources. Also, per the paleontological resources study conducted for the project site by Cogstone (March 2016), no fossils were observed on the site during Cogstone's field survey.

However, if unanticipated fossils are unearthed during construction, work should be halted in that area until a quantified paleontologist can assess the significance of the find. Work may resume immediately at a minimum of 50 feet away from the find. Also, the project is required to comply with Mitigation Measure 7 under the **Tribal Cultural Resources** section, which addresses the disturbance of human remains. Compliance with these requirements would reduce impacts to cultural resources to less than significant. (MM 14-A and MM 17-F)

**Mitigation Measure:**

**MM 14-A** If unanticipated fossils are unearthed during construction, work should be halted in that area until a qualified paleontologist can assess the significance of the find. Work may resume immediately at a minimum of 50 feet away from the find.

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

**Discussion:**

a.  
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.

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

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

**Discussion:**

a. & b.  
The City of Corona adopted the City of Corona Climate Action Plan (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 City's CAP and would thus be considered less than significant. Utilizing the screening tables would also allow the City to meet its GHG emissions target for year 2020.

Per the CAP, small projects that are expected to emit GHG emissions that are less than 3,000 MtCO<sub>2</sub>e (metric tons of CO<sub>2</sub>e 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. Office projects that typically emit more than 3,000 MtCO<sub>2</sub>e would need to have a building area of at least 162,000 square feet. Since the proposed office project's total building area is 21,400 square feet, it is anticipated that the project's GHG emissions would be less than 3,000 MtCO<sub>2</sub>e. Therefore, the project would not need to utilize the CAP's screening tables as no impacts are expected. The project would be in compliance with the CAP and no mitigation would be required.

**17. TRIBAL CULTURAL RESOURCES**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a.  
The project 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 tribal consultation under AB 52. The purpose of AB 52 is to ensure that local and triable governments, public agencies, and project components have information available, early in the planning process to identify and address potential adverse impacts to tribal cultural resources. The Planning and Development Department initiated the process by notifying the local Native American tribes of the proposed project through a letter of transmittal dated October 12, 2020. The Planning and Development Department received written responses from the Rincon Band of Luiseño Indians and the Soboba Band of Luiseño Indians requesting consultation on the project.

Consultation was held between the Planning and Development Department staff and Cheryl Madrigal, representative of Rincon Band of Luiseño Indians Soboba Tribe on January 6, 2021, and February 25, 2021. On March 4, 2021, Ms. Madrigal closed consultation because the project was already analyzed in the Dos Lagos Environmental Impact Report (EIR).

On January 7, 2021, consultation began with Jessica Valdez, representative for the Soboba Band of Luiseno Indians and continued until March 6, 2021. There was no further response from the tribe until Joseph Ontiveros, representative for the Soboba Tribe, responded for Ms. Valdez on August 12, 2021, requesting to continue the consultation process. Mr. Ontiveros expressed concerns with the site potentially containing tribal cultural resources due to the site being located in the vicinity of other identified tribal cultural resources, and thus, requested tribal monitoring in order to reduce impacts to tribal cultural resources. Mitigation Measures 17-A through 17-G would reduce impacts to less than significant. **(Mitigation Measures 17-A through 17-G)**

**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 AB 52 process, as applicable. The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement(s). A copy of the signed agreement shall be provided to the City of Corona Community Development Department prior to the issuance of a grading permit.
- 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 Planning and 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cumulatively considerable impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantial adverse effects on humans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Short-term vs. long-term goals	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

a., b., c., & d.

Based on the Initial Study, development of the proposed project would have either no impact, or potential effects of the proposal are substantiated at or mitigated to levels below thresholds of significance. Based on the analysis presented in the preceding checklist, the project has the potential to result in significant impacts under the following environmental topics:

- Noise
- Cultural Resources; and
- Tribal Cultural Resources.

However, appropriate mitigation measures have been developed. **Mitigation Measures 10-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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion

a. & b.

The project site is not located within a high fire hazard severity zone. The project site is also not adjacent to other properties that are within a high fire hazard severity zone. There are no slopes, prevailing winds, or other factors that would exacerbate wildfire risks and expose project occupants to pollutant concentrations from wildfire. Therefore, no impacts are expected as it relates to wildfire.

The properties to the south and west have also been developed for commercial purposes and developed to commercial standards that include paved concrete surfaces, paved access and commercial buildings. The proposed commercial buildings will also be constructed in accordance with the California Building Standards Code and California Fire Code which will require adequate fire suppression measures such as fire sprinklers and adequate water pressure for fire hydrants serving the project. Therefore, no impacts are expected.

c.

Paved roadway access is provided to the project from two public streets, Temescal Canyon Road and Pronio Circle. A secondary access is provided at the south perimeter of the project site via an existing connection to the existing restaurant parking area within The Dos Lagos Shops commercial development south of the project site. Therefore, the site has adequate access in the event to an evacuation or fire-related emergency.

d.

The project site is relatively flat and completely surrounded by urban development. The site has no significant slopes nor is it located nearby any slopes. The site is also not located in a downstream flood area. Therefore, development of the project would not expose people or structures to risks related to landslides or flooding that could occur post-fire. No impacts are expected.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

a. & b.

During construction, the proposed project would result in energy consumption through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction equipment, and the use of electricity for temporary buildings, lighting, and other sources. Fossil fuels used for construction vehicles and other energy-consuming equipment would be used

during site preparation, grading, paving, and building construction. The types of equipment could include gasoline- and diesel-powered construction and transportation equipment, including trucks, tractors, loaders, backhoes, excavators, graders, bulldozers, rollers, forklifts, and cranes.

Other equipment could include construction lighting, field services (office trailers), and electrically driven equipment such as pumps and other tools. Singlewide mobile office trailers, which are commonly used in construction staging areas, generally range in size from 160 square feet to 720 square feet. A typical 720-square-foot office trailer would consume approximately 9,700 kilowatt-hour (kWh) during the approximately 1.1-year construction period. Due to the temporary nature of construction and the financial incentives for developers and contractors to use energy consuming resources in an efficient manner, the construction phase of the proposed project would not result in wasteful, inefficient, and unnecessary consumption of energy. Therefore, the construction related impacts related to electricity and fuel consumption would be less than significant and no mitigation is required.

The proposed project will not conflict with or obstruct a State or Local plan for renewable energy or energy efficiency. The project would result in energy consumption through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction equipment, and the use of electricity for temporary buildings, lighting, and other sources. California Code of Regulations Title 13, Sections 2449 and 2485, limit idling from both on-road and off-road diesel-powered equipment and are enforced by California Air Resources Board. The project would comply with these regulations. There are no policies at the local level applicable to energy conservation specific to the construction phase. Thus, it is anticipated that construction of the proposed plan would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Therefore, construction-related energy plan consistency impacts would be less than significant, and no mitigation is required.

California's Renewables Portfolio Standard (RPS) requires that 33 percent of electricity retail sales be served by renewable energy sources by 2020. The proposed project would be served with gas provided by SoCalGas. SoCalGas offers renewable natural gas captured from sources like dairies, wastewater treatment plants and landfills. The proposed project would be served with electricity provided by Southern California Edison (SCE). SCE's 2017 power mix included 32 percent eligible renewable (biomass and biowaste, geothermal, eligible hydroelectric, solar, and wind), 34 percent unspecified sources of power, 20 percent natural gas, 8 percent large hydroelectric, and 6 percent nuclear. SCE also offers a Green Rate 50 percent option that sources 66 percent of its power mix from eligible renewable energy sources, and a Green Rate 100 percent option that sources 100 percent of its power mix from eligible renewable energy sources. SCE is on track to meet the California RPS of 33 percent by 2020 mandate.

Part 11, Chapter 5, of the State's Title 24 energy efficiency standards establishes mandatory measures for non-residential buildings, including material conservation and resource efficiency. The project would be required to comply with these mandatory measures. The project would also comply with the California Building Standards Code requiring proposed commercial buildings to be solar ready. Policy IU-7.7 encourages the reduction of energy consumption through passive solar building orientation as well as the installation of rooftop solar energy systems and energy-efficient technologies. The proposed project would be encouraged to comply with this policy. Other policies that promote energy conservation at the local level are voluntary. Compliance with the aforementioned mandatory measures would ensure that the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing energy use or increasing the use of renewable energy. Therefore, operational energy efficiency and renewable energy standards consistency impacts would be less than significant, and no mitigation is required.

## 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 General Plan 2020-2040
2. City of Corona Technical Background Update EIR, 2019
3. Dos Lagos Specific Plan 99-03, June 21, 2000
4. City of Corona Annexation No. 94 & Dos Lagos Specific Plan EIR, certified June 21, 2000
5. Phase 1 ESA prepared by Property Solutions, Inc. dated August 10, 2009
6. Preliminary Project Specific WQMP, prepared by Land Development Design Company, LLC. dated April 17, 2019
7. Geotechnical Update, prepared by South Shore Testing & Environmental, December 14, 2020
8. Air Quality Screening Letter by Ldn Consulting, Inc. dated April 20, 2020
9. Focused Traffic Impact Analysis Report, prepared by Linscott Law & Greenspan, April 30, 2020
10. Paleontological Resources Technical Report For The Rexco Properties, prepared by Cogstone, March 2016



## MITIGATION MONITORING AND REPORTING PROGRAM CITY OF CORONA

	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	<b>NOISE</b>					
MM 10-A	<ol style="list-style-type: none"> <li>1. No impact pile driving activities shall be allowed on the project site.</li> <li>2. 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 shall be turned off when not in use.</li> <li>3. Locate staging area, generators and stationary construction equipment as far from the northern property line, as reasonably feasible.</li> <li>4. Obtain a construction work permit from the City of Corona prior to starting construction.</li> </ol>	Condition of approval	Submittal of Grading and Construction Plans	During Grading and Construction	Planning and Land Development Divisions	
	<b>CULTURAL RESOURCES</b>					
MM 14-D	If unanticipated fossils are unearthed during construction, work should be halted in that area until a qualified paleontologist can assess the significance of the find. Work may resume immediately at a minimum of 50 feet away from the find.	Condition of approval	Submittal of documentation	During grading and construction	Planning Division	
	<b>TRIBAL CULTURAL RESOURCES</b>					
MM 17-A	<b>Tribal Monitoring:</b> Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process, as applicable. The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement(s). A copy of the signed agreement shall be provided to the City of Corona Community Development Department prior to the issuance of a grading permit.	Condition of approval	Submittal of agreements	Prior to issuance of a grading permit	Planning Division	

	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 17-B	<p><b>Archaeological Monitoring:</b> At least 30-days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>i. Project grading and development scheduling;</li> <li>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;</li> <li>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.</li> </ul> </li> </ul>	Condition of approval	Submittal of documentation showing that an archeologist has been retained for the project.	Prior to issuance of a grading permit	Planning and Development Dept.	Condition of approval

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 17-C	<p><b>Treatment and Disposition of Cultural Resources:</b> 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:</p> <p>a. <b>Temporary Curation and Storage:</b> During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and</p> <p>b. <b>Treatment and Final Disposition:</b> The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona Community Development Department with evidence of same:</p> <p>i. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;</p>	Condition of approval	Submittal of Phase IV monitoring report	Within 60 days of completion of grading	Planning and Development Dept.	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 17-C Cont'	<p>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;</p> <p>iii. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default; and</p> <p>iv. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Corona, Eastern Information Center and interested tribes.</p>	Condition of approval	Submittal of Phase IV monitoring report	Within 60 days of completion of grading	Planning and 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	Planning and Development Dept.	
MM 17-E	<b>Sacred Sites:</b> 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	Planning and Development Dept.	
MM 17-F	<b>Discovery of Human Remains:</b> 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	Planning and Development Dept.	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 17-F Cont'	<p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).</p> <p>According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p>	Condition of approval	Submittal of documentation	During grading and/or construction	Planning and Development Dept.	
MM 17-G	<p><b>Paleontological Resources and Fossil Specimens:</b> In the event that fossils are inadvertently discovered during the course of grading for this Project, the following procedures shall be carried out:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>	Condition of approval	Submittal of documentation	During grading and/or construction	Planning and Development Dept.	

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