Addendum No. 1 to the Environmental Impact Report

For the Skyline Heights Project Environmental Impact Report
(State Clearinghouse No. 2014021003)
Addendum No. 1

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1.0 INTRODUCTION

1.1 Background

On February 1, 2017, the City of Corona City Council certified the Final Environmental Impact Report (EIR) for the Skyline Heights project (herein, "SHP"). The EIR prepared for the SHP (herein, "SHP EIR") evaluated the environmental effects associated with implementation of the SHP, which at the time was located within the western portion of the City of Corona Sphere of Influence (SOI). The location of the SHP site is depicted on Figure 1, *Regional and Vicinity* Map. The SHP included applications for General Plan Amendment No. 13-003 (GPA13-003), Change of Zone No. 13-002 (CZ13-002), and Tentative Tract Map No. 36544 (TTM 36544). The SHP also included an application (Annexation No. 117) to prezone the approximately 394.8-acre property within the City of Corona's Sphere of Influence (SOI) to facilitate annexation of this area into the jurisdictional limits of the City of Corona. As required by the Riverside Local Area Formation Commission (LAFCO), Annexation No. 117 also required City approval of a Plan of Service (PoS) as required by the Riverside Local Area Formation Commission (LAFCO). Following certification of the SHP EIR, the City Council approved GPA13-003, CZ13-002, and TTM 36544 and approved the PoS for Annexation 117 on February 1, 2017, while Annexation 117 ultimately was approved by LAFCO on December 7, 2017 as part of LAFCO Application No. 2017-06-2.

As shown on Figure 2, *General Plan Amendment No. 13-003*, GPA13-003 was a proposal to change the City of Corona General Plan Sphere of Influence Land Use Plan (West Sphere) to amend 394.8 acres from "Rural Residential 1 (0.2 – 0.5 dwelling units/acre)" to "Low Density Residential (3-6 dwelling units/acre)" on 357.14 acres and "Open Space" on 37.61 acres. As shown on Figure 3, *Change of Zone No. 13-002*, CZ13-002 was a proposal to prezone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (single-family residential, 7,200 square-foot minimum lot size) located in the City's SOI (Westerly Sphere) to facilitate the annexation of property into the City of Corona. As shown on Figure 4, *Tentative Tract Map No. 36544*, TTM 36544 was a proposal to subdivide the property to include a total of 292 single-family lots on approximately 270.9 acres, including numerous lettered lots to be set aside for open space, slope landscaping, streets, and utilities in the R-1-7.2 zone that were proposed as part of CZ13-002. TTM 36544 also was designed in a manner so as to facilitate the completion of the Foothill Parkway Westerly Extension, which consisted of two miles of new four-lane highway from Trudy Way to Paseo Grande at Green River Road that would connect Sierra del Oro to south Corona and that would include connections to the new section of Foothill Parkway from both Border Avenue and Mangular Avenue, via Chase Drive. As shown on Figure 5, *Annexation No. 117*, was a proposal for a Plan of Service and prezoning associated with the annexation of approximately 395 acres into the City from the unincorporated area of Riverside County, generally located southwest of Foothill Parkway and east of Paseo Grande within the City's southwest SOI.

Richland Ventures, Inc. (herein, "Project Applicant") has filed applications with the City of Corona for a Specific Plan (SP No. SP2025-0001) and a Revised Tentative Tract Map (TTM 36544R1), which collectively are referred to herein as the "Project" or "proposed Project." As more fully discussed in Subsection 1.3, approval of these applications would allow for development of the 249.39-acre property with 92 single-family detached housing units (on 7,200 square foot [s.f.] lots), three custom single-family lots, 104 eight-cluster single-family detached housing units, and 77 four-cluster single-family detached housing units for a total of 276 units, along with private parks, public parks, pump stations/water tanks, and open space.

Figure 1 Regional and Vicinity Map

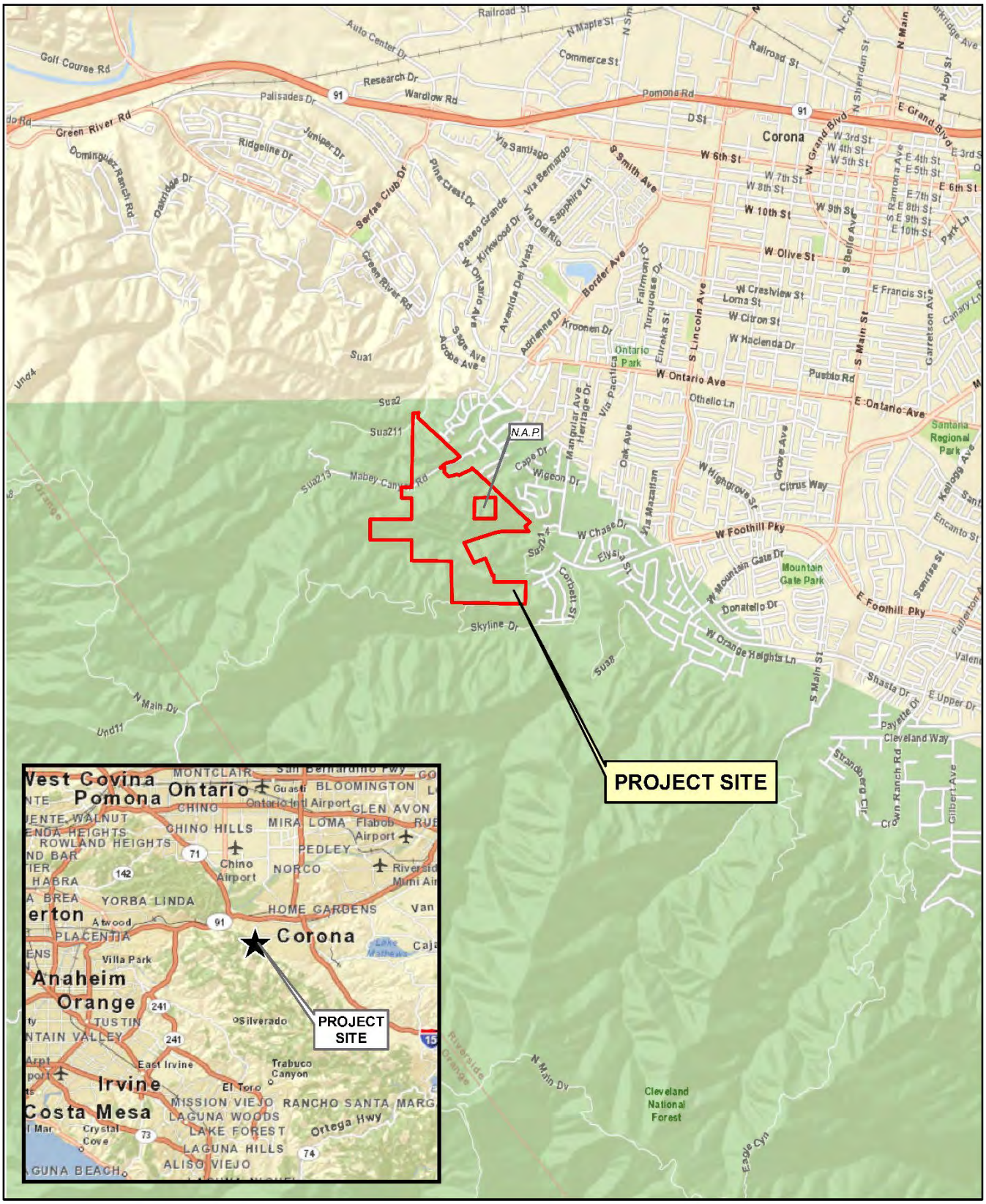


Figure 2 General Plan Amendment No. 13-003

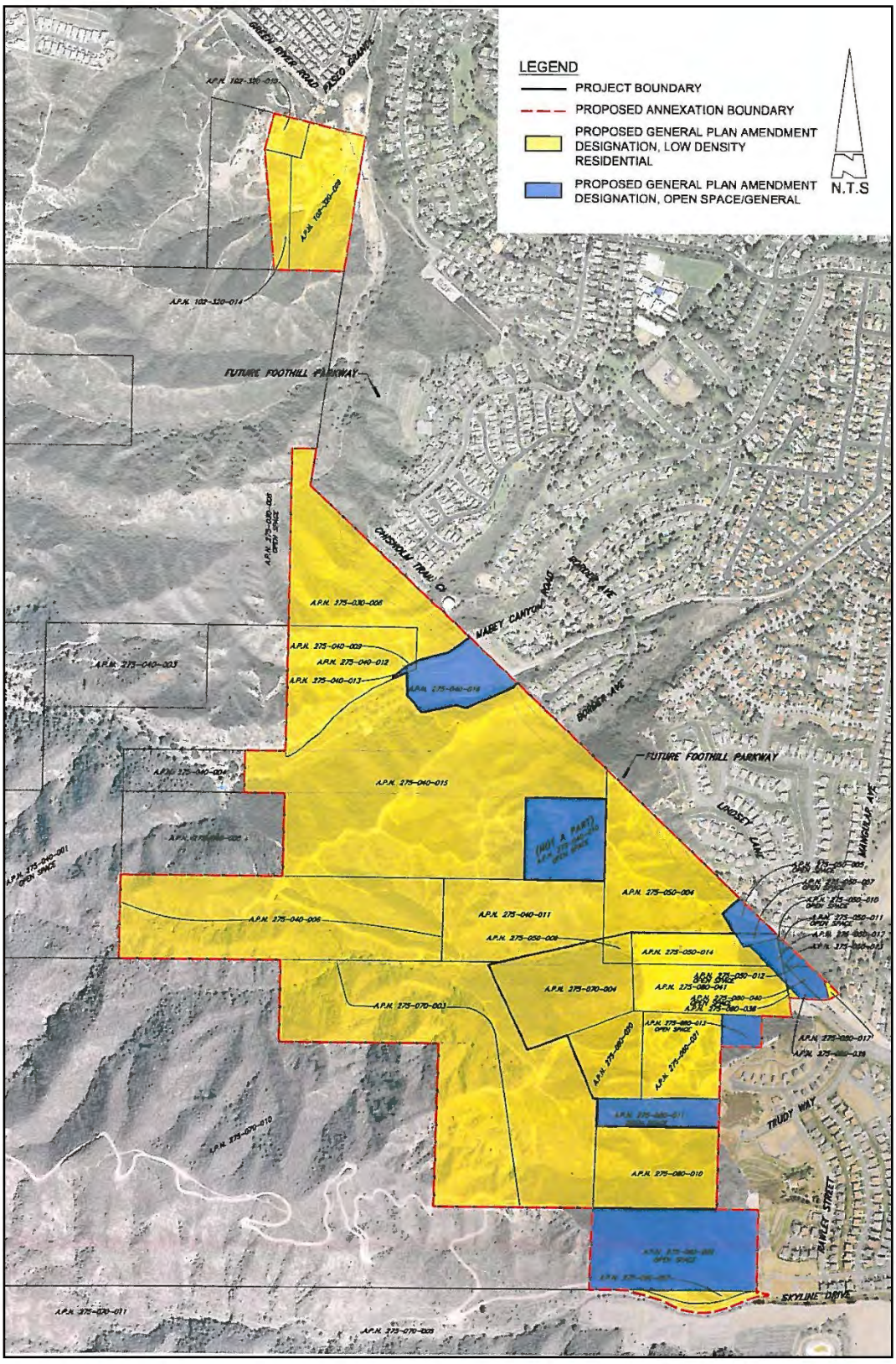


Figure 3 Change of Zone No. 13-002

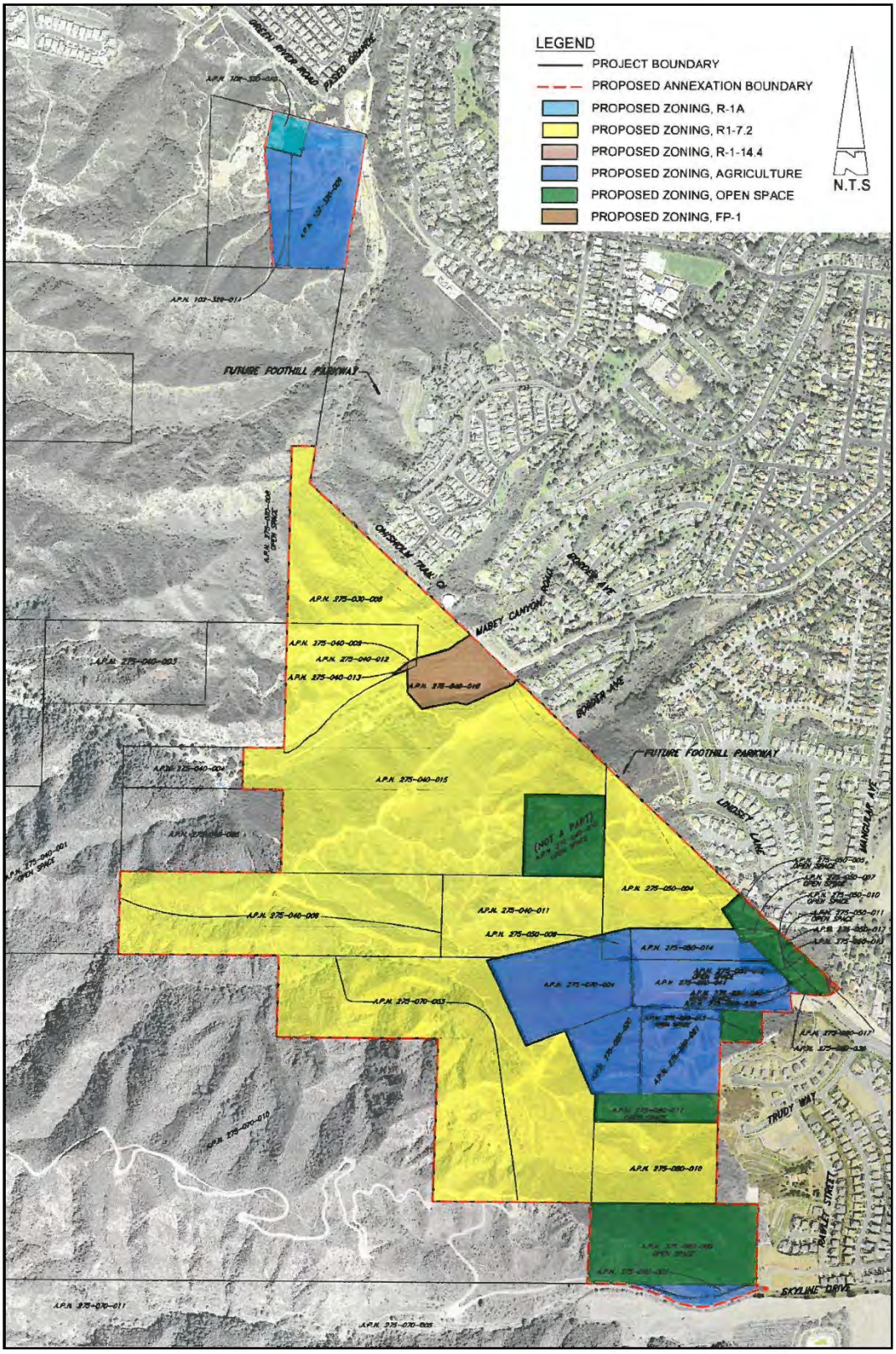
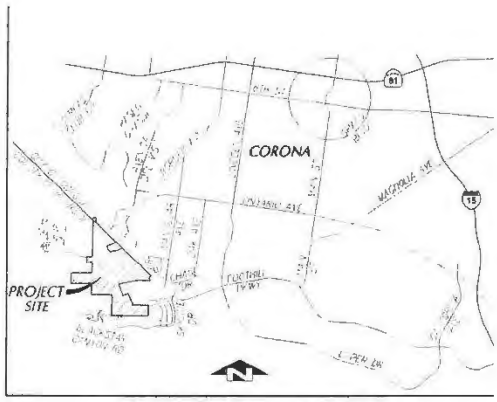


Figure 4 Tentative Tract Map No. 36544



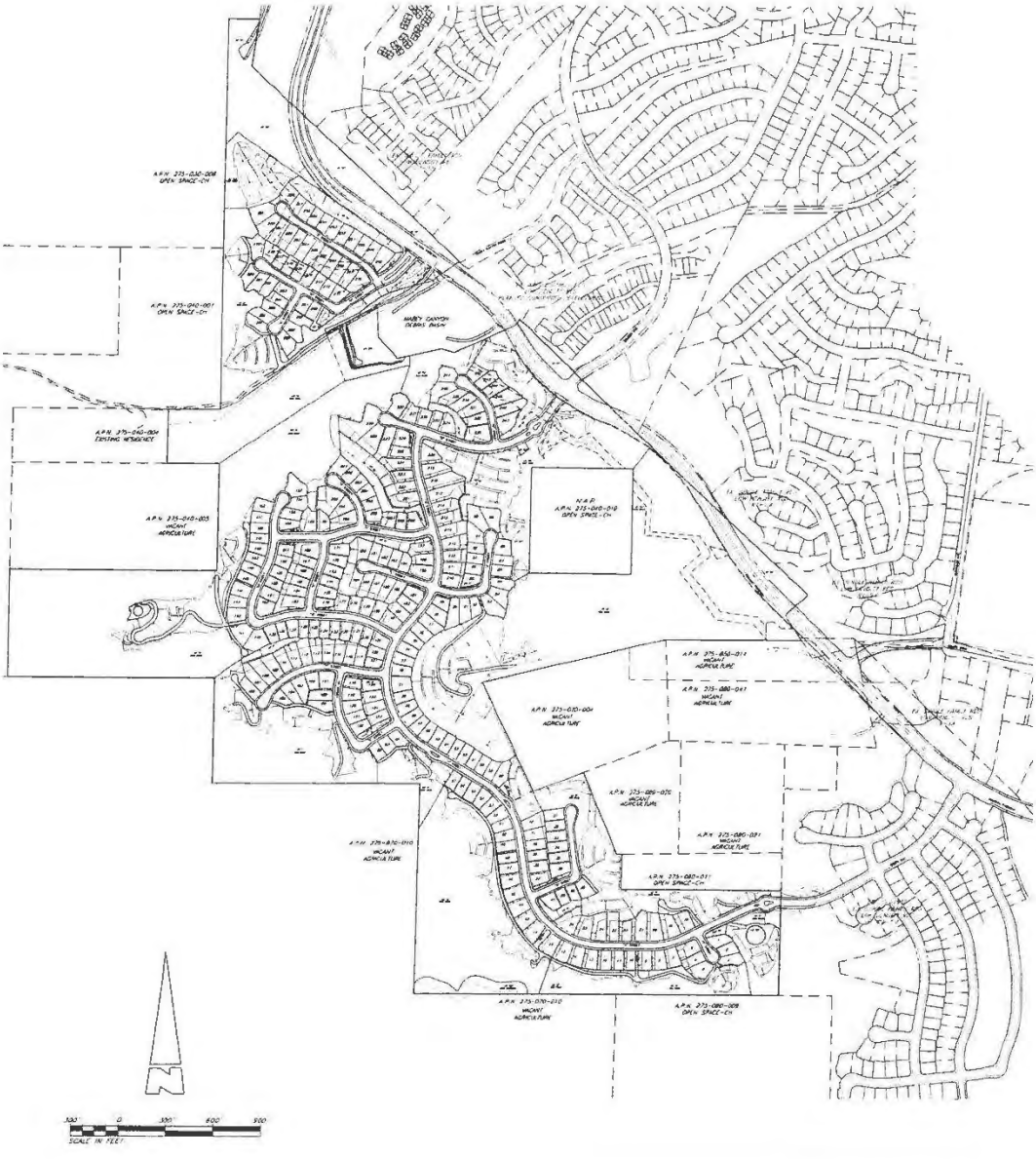
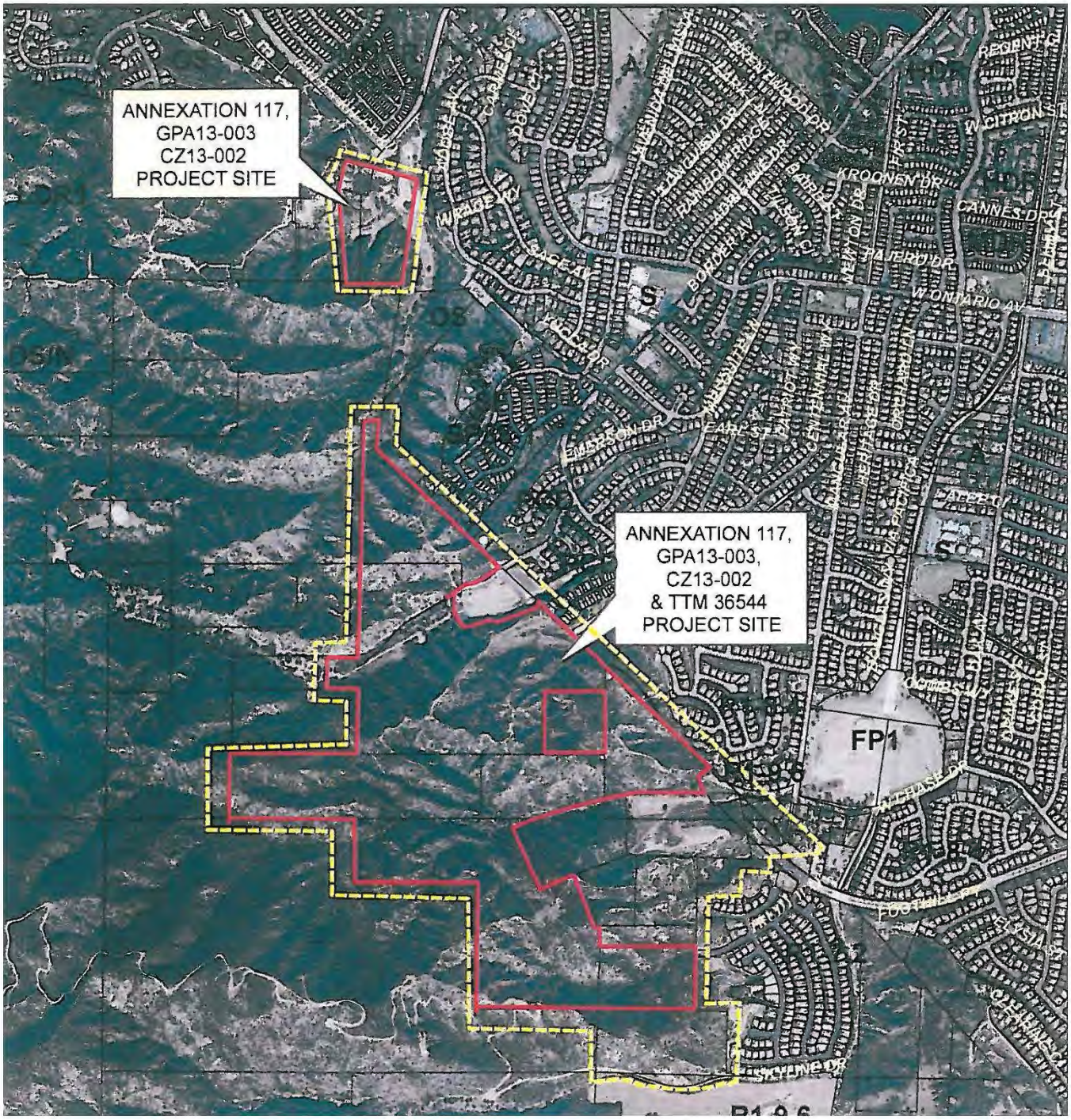


Figure 5 Annexation No. 117



1.2 Location and Surrounding Land Uses

As shown above on Figure 1, the Project site is located approximately 3 miles west of Interstate 15 (I-15) along the southwestern boundary of the City of Corona and is adjacent to, and southwest of, the Foothill Parkway Westerly Extension.

To the northeast of the Project site and the Foothill Westerly Extension, established single-family neighborhoods are situated. These areas are primarily zoned for low-density residential use (R-1-7.2, R-1-8.4, and R-1-9.6). Interspersed among these residential neighborhoods are large, undeveloped parcels within the Open Space (OS) zone.

To the west and south of the project site lies the Cleveland National Forest, easily accessible via Skyline Drive, a graded forest service road located to the south. This road provides local and regional residents with recreational opportunities, including hiking and mountain biking, within the scenic and expansive National Forest.

1.3 Proposed Project Modifications

On February 1, 2017, the City of Corona City Council approved the Skyline Heights project (herein, "Approved Project") and certified the Skyline Heights EIR (herein, "SHP EIR"). The Approved Project consisted of applications for a General Plan Amendment, Change of Zone, and a Tentative Tract Map (TTM 36544) to allow for future development of a 270.9-acre property[1] located west of Foothill Parkway and north of Skyline Drive within the City of Corona, California. TTM 36544 entailed the subdivision of the property into 292 single family residential lots, as well as lettered lots for open space and landscaping. The Skyline Heights Project EIR determined that implementation of the Approved Project would result in significant and unavoidable impacts under the issue of Aesthetics but determined that all other impacts associated with the Approved Project would be less than significant or would be reduced to less-than-significant levels with the implementation of mitigation measures.

Subsequent to approval of the Approved Project, the Project Applicant, Richland Ventures, has identified design issues with the previously approved design and is proposing the Skyline Heights Specific Plan (SHSP) and Revision No. 1 to TTM 36544 (TTM 36544R1). These applications are described below.

1.3.1 Skyline Heights Specific Plan (SHSP)

The Skyline Heights Specific Plan (SHSP) is proposed to establish a master-planned community that accommodates 276 homes on 65.41 acres, 11.42 acres of private and public park space, two pump station/tank sites on 1.5 acres, HOA-maintained slopes on 49.07 acres, and the preservation of approximately 121.99 acres of undisturbed open space. Approval of the SHSP would provide the City of Corona with a set of regulations and guidelines to help create a high-quality planned residential community, ensuring the orderly development of the Project site and systematic implementation of the City's General Plan. A description of the proposed SHSP is provided below, while a copy of the draft SHSP is included as *Technical Appendix A* to this EIR Addendum.

[1] While the SHP EIR indicated that the property was 270.9 acres in size, approximately 21.51 acres of the Project site previously were dedicated to the City of Corona to accommodate the City's Foothill Parkway Expansion Project, reducing the size of the Project site to 249.39 acres.

a) Proposed Land Use Plan

As shown on Figure 6, *Skyline Heights Specific Plan Land Use Plan*, and as summarized in Table 1, *Skyline Heights Specific Plan Land Use Allocation Summary*, the SHSP would establish three (3) separate planning areas, as follows:

- Planning Area 1: SHSP Planning Area (PA) 1 would comprise approximately 35.72 acres in size, and would allow for 104 single-family dwelling units on minimum 7,200 square-foot (s.f.) lots in a cluster configuration on approximately 13.10 acres, with an overall residential density of 2.9 dwelling units per acre (du/ac) and an allowable density range of 3 to 6 du/ac. PA 1 also would accommodate 6.28 acres of slopes to be maintained by the Homeowners' Association (HOA), along with 16.34 acres of undisturbed natural open space.
- Planning Area 2: SHSP PA 2 would encompass approximately 143.43 acres in size, and would allow for up to 95 single-family dwelling units on approximately 36.24 acres on minimum 7,200 s.f. lots, with an overall residential density of 0.7 du/ac and an allowable density range of 3 to 6 du/ac. PA 2 also would accommodate a 1.95-acre private park, 9.25 acres of public parks (that include 3.61 acres of natural open space), a 0.38-acre site for a proposed pump station/water tank, 30.19 acres of HOA-maintained slopes, and 65.42 acres of undisturbed natural open space.
- Planning Area 3: SHSP PA 3 would encompass approximately 70.24 acres in size, and would allow for up to 77 single-family dwelling units in a cluster configuration on approximately 16.07 acres, with an overall residential density of 1.1 du/ac and an allowable density range of 3 to 6 du/ac. PA 3 also would accommodate a private park on 0.22-acre, a 1.12-acre site for a pump station/water tank, 12.60 acres of HOA-maintained slopes, and 40.23 acres of natural open space.

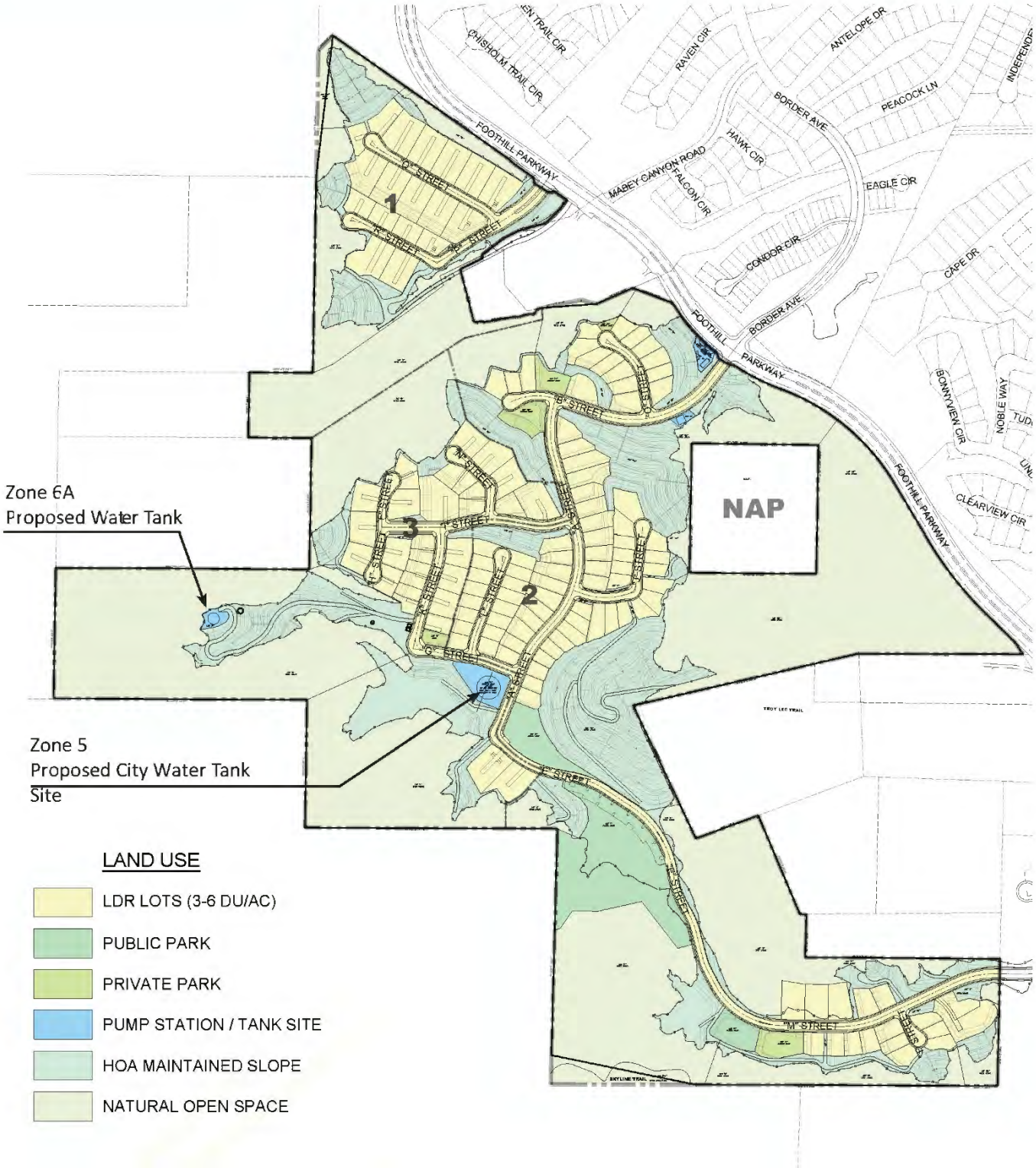
Table 1 Skyline Heights Specific Plan Land Use Allocation Summary

Planning Area	Land Use	Acres	Density Range	Density	Units
1	Single Family District Cluster[1]	13.10	3-6 du/ac	2.9 du/ac	104
	HOA Maintained Slopes	6.28	--	--	--
	Natural Open Space	16.34	--	--	--
2	Single Family District[1]	36.24	3-6 du/ac	0.7 du/ac	95
	Private Parks	1.95	--	--	--
	Public Parks[2]	9.25	--	--	--
	Pump Station/Tank Site	0.38	--	--	--
	HOA Maintained Slopes	30.19	--	--	--
	Natural Open Space	65.42	--	--	--
3	Single Family District Cluster[1]	16.07	3-6 du/ac	1.1 du/ac	77
	Private Parks	0.22	--	--	--
	Pump Station/Tank Site	1.12	--	--	--
	HOA Maintained Slopes	12.60	--	--	--
	Natural Open Space	40.23	--	--	--
Totals:		**249.39**	**--**	**1.1 du/ac**	**276**

Notes:

1. Planning areas include local streets.
2. Public Park (Lot I) includes 3.61 acres of natural open space.

Figure 6 Skyline Heights Specific Plan Land Use Plan



b) Proposed Circulation Plan

The SHSP would establish a general layout and design standard of roadways throughout the site to safely meet the transportation needs of the community. Primary access to the site would be from Foothill Parkway, approximately 100 feet north of its intersection with Mabey Canyon. A second access along Foothill Parkway is proposed to the south of Mabey Canyon, which would align with Border Avenue, a local street. The primary entry road, "B" Street, would intersect with "A" Street to provide public access to the three public community parks proposed along "E" Street. "E" Street would provide a connection road through the public park sites, extending to a small residential enclave to "M" Street. "M" Street would provide a third access/egress to the project from Trudy Way, an existing local street. Internal roadways would provide access to individual lots within PA 2, while private common driveways would provide access to the proposed cluster homes within PAs 1 and 3.

An emergency access also is proposed within PA 1 at "P" Street from Mabey Canyon Drive to provide access for emergency vehicles and vehicular ingress and egress of surrounding residents and future residents only in the case of an emergency. Vehicular access would be restricted via a gate, designed to be opened electronically by emergency services, while full pedestrian access would be accommodated at the emergency access gate.

c) Public Facilities

i) Conceptual Domestic and Reclaimed Water Facilities

Domestic and Reclaimed Water service for the proposed SHSP would be provided by the City of Corona. Domestic and recycled water service would be accommodated via connections to existing facilities and by expanding the existing domestic and recycled water system.

For domestic (potable) water service, the SHSP occurs within City of Corona Pressure Zones 5 and 6A. Proposed Planning Area 1 of the SHSP is the only portion of the Project site that can receive service from the Zone 5 system. An 8-inch domestic water line is proposed to be constructed on site within Planning Area 1 (i.e., within "P" Street) to connect to an existing 16-inch water line within Foothill Parkway. A series of 8-inch water lines would be constructed within local roadways within Planning Area 1 to provide domestic water service to individual homes. In addition, the City has identified the need for an additional Zone 5 reservoir in this area to hydraulically balance the system due to the distance between Planning Area 1 and the existing Zone 5 storage tanks. As such, the SHSP accommodates a proposed 2.5-million gallon Zone 5 reservoir within the central portion of the Project site. A 16-inch transmission line would be constructed on site to connect the reservoir to the existing 16-inch Zone 5 water main located within Foothill Parkway.

The remaining portions of the SHSP area would be served by the Zone 6A system, which is a new Zone that would be formed by pumping water from the new Zone 5 reservoir to an on-site Zone 6A water tank that is proposed within the western portions of the Project site (northwest of the proposed Zone 5 reservoir). The proposed Zone 6A tank would be sized to serve only future development proposed on site, and would have a minimum capacity of 0.40 million gallons.

For reclaimed water service, the Project would be served by the City of Corona 1380 Zone (Zone 3) water lines, which currently are supplied by the Water Recycling Facility (WRF) 3 Booster Station and Border Avenue Booster Station. Under existing conditions there is a 12-inch reclaimed water line within Foothill Parkway adjacent to the

Project site. The Project would connect to the existing 12-inch reclaimed water line at two separate locations at the entrances to Planning Areas 1 and 2. A proposed 1380/1625 Zone closed booster station is proposed along Border Avenue within the Project site to boost pressures in the system in order to supply reclaimed water to the upper elevations of the site. In addition to common landscape areas, the proposed reclaimed water system also would provide water service to fire hydrants proposed along local roadways throughout the site.

ii) Conceptual Wastewater Management Plan

The SHSP is located within the City of Corona Master sewer collection system that is tributary to the City's Wastewater Treatment Plant No. 1. As part of the Project a gravity sewer system would be developed to provide sanitary sewer service to all proposed lots within the Project. Sewer flows for the Project have been separated into three drainage areas. Proposed SHSP Planning Area 1 would comprise the northernmost drainage area, and 8-inch sewer lines would be constructed within the local roadways to connect to an existing 8-inch sewer line within Mabey Canyon Road. Sewer service for approximately 17 dwelling units within the southern portions of the Project site would be provided via a proposed 8-inch sewer line to be constructed on site within "E" Street, which would connect to an existing 8-inch sewer line within Trudy Way. For the remaining portions of the Skyline Specific Plan area, a series of 8-inch sewer lines would be constructed within local roadways on site, which would extend northeasterly across Foothill Parkway within Border Avenue to an existing point of connection at the intersection of Raven Circle and Border Avenue.

iii) Conceptual Drainage Master Plan

As part of the Project a publicly-maintained storm drain system would be constructed on site. This system would consist of drainage inlets to intercept runoff from the undeveloped open space areas, catch basins within the public roadways to intercept runoff within public streets, storm drain structures and manholes, storm drain pipelines and outlet facilities into four proposed water quality basins. These basins would discharge into four existing inlet facilities and the City of Corona storm drain system. At both discharge points to the city system, the existing capacities for each storm drain system would be able to adequately accept the site's 100-year flow rates following detention by the two detention basins proposed on site. Permanent Best Management Practices (BMPs) for post construction mitigation primarily would consist of extended detention basins at the primary discharge points near the perimeter of the Project. Other BMP's may be available and these improvements, if any, would be identified in the development of the site-specific Storm Water Pollution Prevention Program (SWPPP) and operational Water Quality Management Plan (WQMP). All water quality facilities would be maintained by the HOA.

d) Conceptual Phasing Plan

Buildout of the SHSP is anticipated to occur in two separate phases. Phase 1 would consist of the development of residential uses within Planning Area 1 within the northern portions of the Specific Plan area (i.e., north of Mabey Canyon Road). Phase 2 would consist of development of the remaining portions of the Skyline Heights Specific Plan area. While it is anticipated that Phase 1 would consist of mass grading of the entire Specific Plan area, infrastructure needed to serve each phase of development would be constructed as part of each individual phase.

e) Development Regulations

Section 4 of the SHSP includes development regulations that establish definitions of terms; generalized development standards; permitted uses, accessory uses, and conditionally-permitted uses; residential development standards; development standards for signage; development regulations for walls, fences, and landscaping; and development standards for natural open space and public parks.

f) Community Design Guidelines

Section 5 of the SHSP includes community design guidelines that are intended to provide general design criteria for future development on site. This Section includes architectural design criteria related to siting, setbacks, building elevations, building forms, exterior materials/finishes, garages, doors/windows, exterior details, and lighting. Also included in this section are a description of allowable architectural styles, which include Spanish Eclectic, Transitional Craftsman, Tuscan Farmhouse, Italian Revival, European Cottage, Modern American Farmhouse, Midwest Traditional, and any other architectural design as may be approved by the City of Corona. Finally, Section 5.3 of the SHSP includes a Landscape Master Plan, which establishes landscaping design criteria for future development on site, identifies design criteria for Project walls and signage, identifies design criteria for Project streetscapes, and establishes an overall Master Plant Palette for general development on site, a Plant Palette for the Project's required fuel modification zones, and a Plant Palette for the Project's proposed detention basins. The Community Design Guidelines also provide design criteria for walls and fencing within the SHSP area.

g) Implementation and Administrative Procedures

Section 6 of the Skyline Heights Specific Plan sets forth the policies and procedures for the City of Corona's review and approval of implementing development projects within the Skyline Heights Specific Plan area and describes the methods and procedures for interpreting and amending the Skyline Heights Specific Plan. This section also describes infrastructure financing mechanisms as well as requirements related to maintenance.

1.3.2 Revision No. 1 to Tentative Tract Map No. 36544 (TTM 36544R1)

In addition to the SHSP, the Project evaluated herein also includes an application for the Revision No. 1 to Tentative Tract Map No. 36544 (TTM 36544R1). As previously noted, Tentative Tract Map No. 36544 (TTM 36544) originally was approved by the City of Corona City Council on February 1, 2017, and entailed the subdivision of the property into 292 single family residential lots, as well as lettered lots for open space and landscaping. Subsequent to approval of TTM 36544, the Project Applicant, Richland Ventures, identified design issues with the previously-approved design and is proposing Revision No. 1 to TTM 36544 to address these concerns. As summarized in Table 2, *Revision No. 1 to TTM 36544 Statistical Summary*, and as shown on Figure 7, *Revision No. 1 to Tentative Tract Map No. 36544*, TTM 3654R1 would subdivide the 249.39-acre property to provide for 144 residential lots on 45.75 acres to accommodate up to 276 dwelling units (including 93 single-family detached housing units on minimum 7,200 s.f. lots, three custom single-family lots, 104 eight-cluster single-family detached housing units, and 77 four-cluster single-family detached housing units); open space, drainage, and HOA-maintained slopes on 171.06 acres; public streets on 19.66 acres; pump stations/tank sites on 1.50 acres; three public parks on 9.25 acres; and five private parks on 2.17 acres.

Figure 7 Revision No. 1 to Tentative Tract Map No. 36544

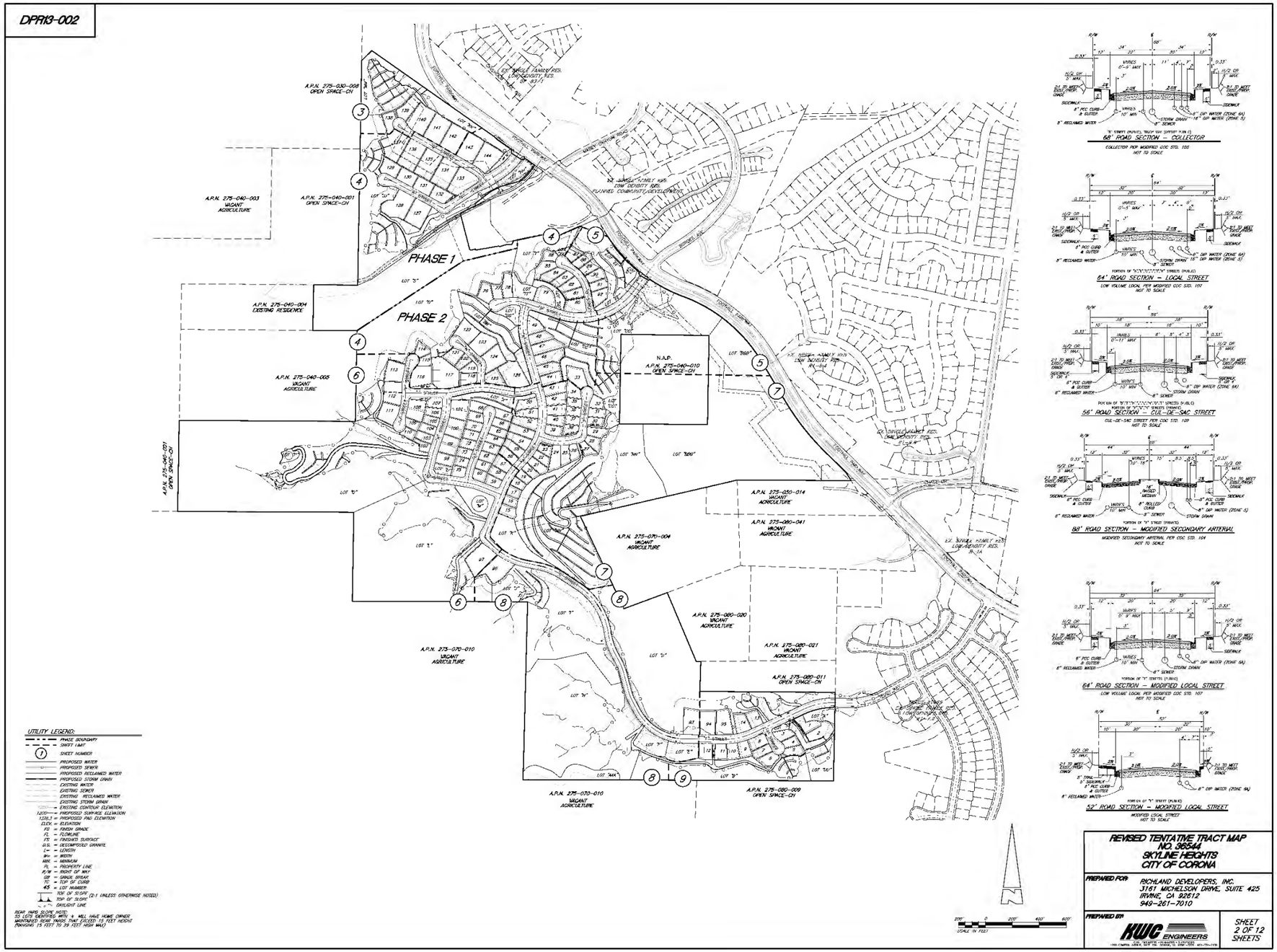


Table 2 Revision No. 1 to TTM 36544 Statistical Summary

Lot Nos.	Land Use	Acreage	Dwelling Units
1 through 144	Residential	45.75	276
A-D, H, J, L, N-O, Q, S-T, V-FF, HH-SS, and UU-WW	Open Space/Drainage/HOA Maintained Slopes	171.06	0
Streets "A" through "T"	Public Streets	19.66	0
G, M, P, and R	Pump Station/Tank Site	1.50	0
F, I, and K	Public Parks	9.25	0
E, U, GG, TT, and XX	Private Parks	2.17	0
	Totals:	**249.39**	**276**

In comparison to the approved TTM 36544, TTM 36544R1 would result in a reduction in the number of dwelling units by 16 dwelling units (from 292 dwelling units to 276 dwelling units). Areas planned for physical disturbance would be substantially reduced, as TTM 36544 included disturbances to approximately 170.70 acres of the site, while TTM 36544R1 would include disturbances to only 151.8 acres of the property. In general, areas proposed for physical disturbance by TTM 36544R1 mostly would occur within the limits of disturbance identified by TTM 36544. In addition, the proposed Project would result in a substantial reduction in the amount of grading proposed on site. Specifically, the Approved Project required 5.01 million cubic yards (cy) of cut and 4.93 million cy of fill with 421,805 cy of soil import, while the proposed Project would require 4.14 million cy of cut and 4.36 million cy of fill, with 215,000 cy of raw fill and 11,000 cy of adjusted fill. Consistent with the project evaluated in the SHP EIR, the proposed Project likely would require blasting during grading activities as it is likely that ledges and zones of extremely hard rock may be encountered.

1.4 Prior Environmental Documentation

The Skyline Heights Project (SHP) was approved by the City of Corona ("City") City Council on February 1, 2017 (herein, "Approved Project"), at which time the City Council also certified the Skyline Heights Environmental Impact Report (herein, "prior EIR"; SCH No. 2014021003).

Richland Ventures previously applied to the City of Corona for certain land use entitlements necessary to develop 292 single-family residences on an approximately 270.9-acre site within an undeveloped hillside area to the south/southwest of the Foothill Parkway Westerly Extension. At the time the Skyline Heights EIR was prepared, the site was located within the City of Corona Sphere of Influence (SOI) in unincorporated Riverside County. In order to facilitate development of the Foothill Parkway Westerly Extension, the Applicant proposed the annexation of the Project site and surrounding parcels totaling approximately 294.8 acres to the City of Corona, and therefore the City of Corona was the lead agency for the Approved Project. The Approved Project involved the review of Tentative Tract Map 36544 for the development of the 292 single-family homes. In order to facilitate the development of the residential subdivision, the following entitlements were necessary:

- Annexation 117: Application for annexation of 394.8 acres from unincorporated Riverside County in the City of Corona's southwest Sphere of Influence (SOI) to the City of Corona. The northernmost portion of the annexation (identified as Property 1) is located south of Green River Road where it intersects with Paseo Grande, and the southernmost portion of the annexation (identified as Property 2) is located generally south of the westerly extension of Foothill Parkway, and west of Trudy Way.

- General Plan Amendment No. GPA13-003: General Plan Amendment to change 357.14 acres from Rural Residential I (0.2-0.5 dwelling units/acre) to Low Density Residential (3-6 du/ac) and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

- Change of Zone No. CZ13-002: Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

- Tentative Tract Map No. 36544: Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way. The shaded area of Property 2 is the location of TTM 36544.

A Draft EIR for the Approved Project was made available for public comment beginning on 12/4/2015 and ending on 1/19/2016. The Draft EIR for the Approved Project was recirculated and made available for public comment beginning on 11/16/2016 and ending on 12/30/2016. The Draft EIR was recirculated to include additional information and analysis on biological resources on the Project site, as well as the potential impacts to such resources from implementing the project. Revised mitigation measures were identified and included to address the biological impacts considered potentially significant. The Final EIR was certified by the City of Corona City Council in conjunction with its approval of the above applications on February 1, 2017.

1.5 Basis for an Addendum

The CEQA Guidelines allow for the updating and use of a previously-certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new or more severe significant environmental impacts, the Lead Agency is required to prepare an Addendum to a previously certified EIR. See CEQA Guidelines § 15164. The following describes the requirements of an Addendum, as defined by CEQA Guidelines § 15164:

a. *The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in § 15162 calling for preparation of a Subsequent EIR have occurred.*

b. *An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in § 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

c. *An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.*

d. *The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.*

e. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to § 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, CEQA Guidelines § 15164(a) and (b) allow for the preparation of an Addendum if none of the conditions described in § 15162 are met. CEQA Guideline § 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

a. When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous EIR;

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (See CEQA Guidelines § 15162)

b. If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

c. Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible

agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

d. A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

If none of the circumstances listed above occur and only minor technical changes or additions are necessary to update the previously approved/certified CEQA document, an Addendum shall be prepared (See CEQA Guidelines § 15164(a)). As described in detail in the Initial Study provided herein in Section 2.0, *Environmental Checklist*, none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

1.6 Mitigation Measures

Below is a list of mitigation measures provided in the SHP EIR. Because construction for the Project has yet to commence, the majority of the mitigation measures from the previously certified EIR are still relevant. Any modifications to mitigation measures are shown in ~~strikeout~~/underline format in the table below.

Mitigation No.	Mitigation Measure/Implementing Action
Biological Resources	
BIO-MM1	**Biological Monitor/BMPs.** The project impact areas and avoidance areas shall be flagged or fenced prior to clearing to prevent incursion into unsurveyed or avoided areas. A qualified biological monitor(s) shall monitor work activities during the initial clearing and grading phase of construction (including any ground or vegetation disturbance, demolition, fence installation, grading of existing roads, material delivery, etc.). The monitoring biologist shall ensure the flagging or fencing remains intact and no incursions into avoided areas occurs. The monitoring biologist shall examine each area of impact as the clearing/grading operations move into an uncleared native habitat area or into any area that has had a lapse in construction for more than 30 days to ensure no sensitive wildlife species are present. The biologist shall inspect debris piles, pipes, burrows, vegetation, leaf litter piles, and other potential refugia for sensitive wildlife species prior to initiation of clearing, grubbing, grading, or any other Project activity that may injure or kill sensitive wildlife species. If wildlife is discovered, the biological monitor shall take appropriate action as defined in the mitigation measures, permit conditions, and regulations. The biological monitor may move wildlife or humanely encourage it to move out of harm's way, if safe and feasible and permitted to do so. Potential day roosts for pallid bat (e.g., caves, crevices, mines, hollow trees, buildings, etc.) shall be inspected by a qualified bat biologist prior to initial ground disturbance. If bats are roosting, a bat exclusion plan shall be prepared and submitted to CDFW for review prior to impacts. If a colony is discovered during the breeding season (March 1 -October 1), the biologist shall determine appropriate avoidance measures, including, but not limited to sound walls, buffers, and Project phasing/timing, to prevent disturbance to the colony until all young are weaned and capable of foraging independently. Monitoring and survey activities shall be documented on a daily basis. All monitoring reports and communications shall be retained in Project files to allow review by the City of Corona, CDFW, and USFWS, if requested.

Mitigation No.	Mitigation Measure/Implementing Action
BIO-MM2	**Special Status Botanical Species**. ~~Mitigation shall be provided for~~The following measures shall apply to address and minimize potential impacts to Coulter's matilija poppy, intermediate mariposa lily, and chaparral nolina to the extent feasible. ▪ Impacts shall be minimized and avoided to the extent feasible. Prior to commencement of ground-disturbing activities (i.e., clearing and grading), Coulter's matilija poppy and intermediate mariposa lily plants within the development footprint shall be salvaged for use in the Project area, avoidance area, or reuse in local restoration projects. In addition, a qualified botanist shall collect seeds from plants within the grading impact area during the spring or summer before grading commencement. ▪ Prior to commencement of ground-disturbing activities (i.e., clearing and grading), ~~I~~impacts to chaparral nolina shall be mitigated through translocation and seed collection with propagation to an on-site or off-site preserved property acceptable to the City. ~~Prior to any ground disturbance, the Applicant shall prepare a Chaparral Nolina Planting Plan (Plan) for chaparral nolina.~~ The property shall be composed of habitat characteristics suitable to support chaparral nolina, including but not limited to: appropriate soils, elevation, and supporting chaparral or coastal sage scrub (or a combination thereof) habitat. The property shall be conserved via recordation of a conservation easement or deed restriction in favor of a California Department of Fish and Wildlife (CDFW)-due diligence approved local conservation entity to protect chaparral nolina on the property in perpetuity. Alternatively, the land may be transferred in fee title to a CDFW-approved local conservation entity. A management fund shall be established by the Applicant and will consist of an interest-bearing account with the amount of capital necessary to generate sufficient interest and/or income to fund all monitoring, management, and protection of the conservation area(s), including but not limited to, reasonable administrative overhead, biological monitoring, invasive species and trash removal, signage replacement and repair, law enforcement measures, long-term management reporting (as described below), and other actions designed to maintain and improve the habitat of the conserved land(s), in perpetuity. ▪ Prior to commencement of ground-disturbing activities, a Property Analysis Record, or substantially equivalent analysis, shall be conducted by the Applicant and approved by the City to determine the management needs and costs described above, which then will be used to calculate the capital needed for the management of the fund. This management fund shall be held and managed by a CDFW-approved local conservation entity. To protect the mitigation area(s), the Project Applicant shall place appropriate signage around the perimeter of each site. Except for uses appropriate to a habitat conservation area, the public shall not have access to the mitigation area(s), and no activities shall be permitted within the mitigation areas, except maintenance of habitat, including the removal of nonnative plant species, trash, and debris, and the installation of native plant materials. Prior to any ground disturbance, the Applicant shall prepare a Chaparral Nolina Planting Plan (Plan) for chaparral nolina. The Plan shall require a replacement ratio of 1:1 by area, and ensure a minimum 90 percent survivorship at the end of a five-year monitoring period, which shall be verified by the monitoring biologist (minimum qualifications of the monitoring biologist are specified below). At a minimum, the five-year plan shall include the following information: 1. a description of the existing conditions of the receiver site(s) characterizing the suitability of the site(s) for chaparral nolina, and documenting the acreage of the site,

Mitigation No.	Mitigation Measure/Implementing Action
	2. a description of how the site will be preserved in perpetuity, e.g., conservation easement, deed restriction, etc., and the name of the CDFW-approved due diligence entity that will hold the easement/deed restriction, etc., 3. qualifications of the monitoring biologist. At a minimum the monitoring biologist will possess a minimum of five-year's experience conducting habitat restoration projects in coastal sage scrub and/or chaparral habitat in Riverside County, California, 4. receiver site preparation for transplanting, 5. goals for success, 6. schedule, 7. propagation techniques, 8. transplant and seedling installation methods, 9. plant spacing, 10. performance criteria for success, including provision for control of non-native and invasive species, 11. monitoring and reporting procedures for each of the five years of the monitoring period, 12. adaptive management strategies, including a contingency plan should the site fail to meet the specified success criteria, and 13. maintenance requirements that will be reviewed and approved by the City. The Plan shall also ensure a mixture of both male and female plants.
BIO-MM3	**Compensation Parcel**. Prior to issuance of a grading permit, the project Applicant shall preserve a minimum of ten (10) acres (a 1:1 ratio) of natural habitat, which shall be biologically equivalent or superior to the Public/Quasi-Public (PQP) land the project site surrounds, and shall be located adjacent to USFS land. The compensation parcel shall either be: 1. Deeded in fee title to the United States Forest Service (USFS) or Western Riverside County Regional Conservation Authority (RCA) to ensure appropriate protection and permanent habitat management in perpetuity, or 2. Conserved via recordation of a conservation easement or deed restriction in favor of a CDFW-due diligence approved local conservation entity.
BIO-MM4	**Designate Unimpacted Areas as Open Space**. Prior to recordation of Final Maps for each phase of the proposed development, ~~T~~those areas of the project site not impacted by the project footprint, including Riparian/Riverine and excluding the minimum 10-acre preservation area identified in BIO-MM3, shall be conserved in perpetuity via the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided Riparian/Riverine areas shall be conserved prior to issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions and values in-perpetuity.
BIO-MM5	**Other Species to Avoid in Landscaping**. Prior to issuance of grading permits, building permits, and/or road improvement plans, the Project Applicant shall prepare a landscape plan for review and approval by the City of Corona The landscape plan shall prohibit the use of ~~The project Applicant shall add~~ more common cultivar forms of Coulter's matilija poppy to the list of plants to be avoided in site landscaping, including White Cloud matilija poppy. Additional non-native plants ~~to be~~

Mitigation No.	Mitigation Measure/Implementing Action
	~~avoided~~that shall not be planted within any onsite mitigation or landscaping include coyote brush (*Baccharis pilularis*) and fourwing saltbush (*Atriplex canescens*). In addition, the landscape plan shall exclude those species identified in Table 6-2, *Plants that Should be Avoided Adjacent to the MSHCP Conservation Area*, of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). To ensure these non-native plants are not used in landscaping within the project site, the project Applicant shall include a list of plant species to avoid within the CC&Rs for the development. The project applicant shall also develop and distribute a suitable homeowner education package to residents / new owners covering the species to avoid.
BIO-MM6	**Oak Tree Replacement**. The project Applicant shall replace oak trees impacted by the project at a ratio consistent with the City of Corona oak tree conservancy policy (10.10.5), at no less than a 2:1 ratio. Replacement trees shall be located in undeveloped natural areas suitable to support these trees or in onsite mitigation areas where possible. If spacing requirements limit the number of replacement trees in these areas additional plantings may be located in landscaped areas as close to open space as feasible. All replacement trees shall be planted prior to issuance of the Certificate of Occupancy.
BIO-MM7	**Riparian/Riverine.** Prior to issuance of a grading permit, the project Applicant shall provide mitigation for ±10.51~~07~~ acres of Riparian/Riverine impacts at no less than a 2:1 basis, as determined through consultation with the City of Corona and ~~w~~Wildlife ~~a~~Agencies based on their approval of the Determination of Biologically Equivalent or Superior Preservation ("DBESP"; see SHP EIR Addendum No. 1 Technical Appendix D2) that provides a functions and values analysis pursuant to the requirements of the MSHCP. ~~The project Applicant proposes mitigation in the form of offsite mitigation with the Riverside-Corona Resource Conservation District (RCRCD) or other suitable approved organization with available credits. Currently, mitigation in banks is favored to preserve large areas of habitat where it is needed to fulfill the conservation goals of the MSHCP. In the event mitigation with the RCRCD is not finalized for any reason, the project Applicant shall provide equal or greater value mitigation in one or more of the following forms: offsite acquisition and preservation, participation in an approved mitigation bank, onsite creation, offsite creation, enhancement, or reestablishment.~~ If offsite mitigation is incorporated, the preferred choice shall be to find mitigation within or adjacent to the Santa Ana Watershed and in or adjacent to Corona if possible. In addition, some avoided resources within the open space areas shall be preserved to the extent feasible pursuant to a ~~in an open space area and~~ deed restriction~~ed~~ or other appropriate legal mechanism to prevent future development. If onsite mitigation is proposed as an alternative mitigation, ~~the project Applicant shall prepare~~ a Habitat Mitigation and Monitoring Plan (HMMP) shall be developed and provided for review and approval by local and regulatory agencies, ~~which~~ and shall include at a minimum the following components: • Quantitative success criteria (vegetation cover and species richness); • Recommendations for soil preparation; • A plant palette to include native species occurring on the site, such as coast live oak and Coulter's matilija poppy; • Planting methods; • Irrigation and maintenance requirements; and • A long-term mitigation maintenance and monitoring plan with remedial measures.
BIO-MM8	**Storm Water Pollution Prevention Plan.** Prior to the ~~first ground disturbance~~ issuance of a grading permit, the project Applicant shall prepare ~~and implement a Storm Water Pollution Prevention Plan or~~ for City of Corona review and approval of a Stormwater Pollution Prevention Plan (SWPPP), which

Mitigation No.	Mitigation Measure/Implementing Action
	shall identify all standard best management practices (BMPs) to prevent discharges from entering avoided jurisdictional drainages ~~WoUS~~ during construction. The required SWPPP shall at a minimum include BMPs ~~shall~~ that include but are not ~~be~~ limited to: • Use of erosion control or sedimentation prevention methods, such as fiber rolls, sand bags, rice mats, straw wattles, or similar measures, where appropriate; and • Proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances will be enforced. Compliance with the City-approved SWPPP shall be required as a condition of grading permit approval, compliance with the SWPPP shall be required by bid documents issued to prospective construction contractors, and the Project construction contractors shall permit periodic inspection of the construction site by City of Corona staff or its designee to confirm compliance during all construction activities.
BIO-MM9	**Regional Water Quality Control Board Permit.** Prior to the issuance of a grading permit, to mitigate for the loss of 1.48~~57~~ acres and temporary loss of ±0.25-acre of State waters regulated by ~~non-wetland WoUS due to project construction, project Applicant shall enter into an agreement with the U. S. Army Corps of Engineers (via issuance and implementation of a Nationwide permit or Individual permit) and with~~ the ~~California~~ Santa Ana Regional Water Quality Control Board (via issuance and implementation of a Clean Water Act [CWA] Section 401 Certification) to replace permanently-impacted State waters as specified by the agreement with RWQCB ~~affected WoUS and wetlands at a ratio specified by the U. S. Army Corps of Engineers and California Regional Water Quality Control Board, but~~ at not less than a 2:1 basis, through offsite acquisition and preservation, participation in an approved mitigation bank, and/or on or offsite creation, enhancement, or reestablishment of ~~WoUS~~ State waters or a combination of these options. Temporary impacts to RWQCB State waters shall be mitigated through on-site restoration within the temporarily impacted areas or as otherwise specified by the CWA Section 401 certification. The exact ratio shall be based on a functions and values assessment included in the Project's Determination of Biologically Equivalent or Superior Preservation ("DBESP"; see SHP EIR Addendum No. 1 Technical Appendix D1) and pursuant to RWQCB's approval. Preparation of a Habitat Mitigation and Monitoring Plan (HMMP) outlining the details of the mitigation shall be required for any on-site mitigation or off-site mitigation on lands not already subject to an RWQCB-approved HMMP.
BIO-MM10	**California Department of Fish and Wildlife Permit.** Prior to the issuance of a grading permit, to mitigate for the loss of ±10.51~~07~~ acres of streambed and wetlands and the temporary loss of ±1.13 acres of streambed due to project construction, the project Applicant shall enter into an agreement with the California Department of Fish and Wildlife (CDFW) via issuance and implementation of a Section 1600 Streambed Alteration Agreement ~~, Section 1600)~~ to replace affected streambed at not less than a 2:1 basis (mitigation:impact) for permanent impacts and restoration of temporarily impacted areas to their existing/former condition, as specified by the California Department of Fish and Wildlife, through a combination of offsite acquisition and preservation, participation in an approved mitigation bank, and/or on or offsite creation, enhancement, or reestablishment of the streambed. The exact ratio shall be based on a functions and values assessment pursuant to CDFW's approval of the required Streambed Alteration Agreement. Preparation of a Habitat Mitigation and Monitoring Plan (HMMP) outlining the details of the mitigation shall be required for on-site mitigation or off-site mitigation on lands not already subject to a CDFW-approved HMMP.
BIO-MM11	**Nesting Birds**. To prevent impacts to sensitive, migratory, and nesting birds (including raptors), clearing, or other work in native habitats~~, should~~ shall be avoided during the critical nesting period

Mitigation No.	Mitigation Measure/Implementing Action
	of January 1 – September 1. If work cannot be avoided during this timeframe, a nesting bird survey shall be conducted by a qualified biologist within three (3) days prior to initiation of clearing and/or grading. A letter report documenting the clearance survey and its results shall be provided to the City of Corona prior to any disturbance to the Project site. If nesting birds are present, a nesting bird plan ~~will~~ shall be developed and implemented ~~and~~ to include appropriate measures to mitigate potential impacts, including maintaining a buffer area until fledging has occurred. Active bird nests ~~should~~ shall be mapped utilizing a hand-held global positioning system (GPS) (getting as close as possible without disturbing the nest) and a buffer will be flagged around the nest (typically 300 feet for most species, 500-foot buffer for raptor nests), as determined appropriate by the biologist. Construction should not be permitted within the buffer area while the nest continues to be active (eggs, chicks, etc.). Once fledging has occurred no further avoidance is required.
BIO-MM12	**Burrowing Owl**. A pre-construction burrowing owl clearance survey shall be conducted by an experienced burrowing owl ~~qualified~~ biologist no more than 30 days before earth disturbance (construction). The survey will be conducted as close to the actual construction initiation date as possible. A letter report documenting the clearance survey and its results shall be provided to the City of Corona prior to any disturbance to the Project site and prior to commencement of grading activities. If owls are present, the project biologist ~~will~~ shall consult with local and state agencies, as appropriate, and develop a mitigation plan. Mitigation will be based on the following goals and requirements included in the MSHCP: 1. If the site contains or is part of an area supporting less than 35 acres of suitable habitat or the survey reveals that the site and the surrounding area supports fewer than three (3) pairs of burrowing owls, the onsite burrowing owls will be passively or actively relocated following accepted protocols. 2. Occupied nests shall be avoided during the nesting season (February 1 – August 31) and a buffer of 300 to 500 feet shall be employed, depending on the level of disturbance surrounding the burrow. 3. Burrow exclusion shall be utilized outside of the nesting season by installing a one-way door in burrow openings. The burrow shall be closed following verification burrows are empty (through site monitoring and scoping). 4. If the site (including adjacent areas) supports three (3) or more pairs of burrowing owls, supports greater than 35 acres of suitable habitat, and is non-contiguous with MSHCP Conservation Area lands, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite.
BIO-MM13	~~A~~**Mountain Lion Program**. Prior to issuance of ~~a grading permit~~the first Certificate of Occupancy for each phase of development, a mountain lion (*Puma concolor*) program shall be developed by the project Applicant for City review and approval in an effort to reduce likelihood of human-lion conflicts. The program shall include the following components: 1. A suitable homeowner education package for distribution to residents / new owners; 2. A suitable road sign program warning of the presence of mountain lions and the need for reduced speeds and increased caution; 3. A suitable CC&R provision limiting unsupervised outdoor pets and pet feeding practices that may encourage mountain lions to enter residential yards in search of food; and 4. A suitable mountain lion safety plan.

Mitigation No.	Mitigation Measure/Implementing Action
	The Project's CC&Rs shall include a provision specifically requiring future homeowners to comply with the requirements of the Mountain Lion Program.~~Compliance with the mountain lion program shall be made a condition of grading and building, and an appropriate provision shall be included in the Project's CC&Rs.~~
BIO-MM14	A qualified biologist shall monitor clearing and grubbing activities as they impact vegetation on the site. A qualified biologist shall inspect debris piles, pipes, burrows, vegetation, leaf litter piles, and other potential refugia for sensitive wildlife species prior to initiation of clearing, grubbing, grading, or any other project activity that may injure or kill sensitive wildlife species. If wildlife is discovered, the qualified biologist shall move it out of harm's way or allow it to move safely out of the work area prior to initiation of project activities. Potential day roosts for pallid bat (e.g., caves, crevices, mines, hollow trees, buildings, etc.) shall be inspected by a qualified bat biologist prior to initial ground disturbance. If bats are roosting, a bat exclusion plan shall be prepared and submitted to CDFW for review prior to impacts. If a colony is discovered during the breeding season (March-October), the biologist shall determine appropriate avoidance measures, including, but not limited to sound walls, buffers, and project phasing/timing, to prevent disturbance to the colony until all young are weaned and capable of foraging independently.
BIO-MM15	**Homeowner Education Package (Invasive Species)**. Prior to issuance of occupancy permits, the Project Applicant shall develop for review and approval by the City of Corona, a homeowner education package providing and informing future occupants that the list of plant species identified in Mitigation Measure BIO-5 are prohibited and may not be planted on any individual lot. The homeowner education package also shall include a list of recommended non-prohibited plant species. A copy of the City-approved homeowner education package shall be provided to future owners/tenants as part of all future lease/sales agreements. ~~Design guidelines for the proposed project shall provide the new homeowners with a list of native landscaping materials permitted within the development area. These materials have been selected for their contribution to the project theme, adaptability to local climatic and soil conditions, and for their compatibility with the unique natural environment in the area. None of the plants listed in Section 6.1.4 of the MSHCP will be utilized in the development and their use by future homeowners will be prohibited. The MSHCP has identified invasive plants that should be removed from open space areas. This list is included in Table 6-2 of the MSHCP and in Appendix C, and shall be included in the CC&Rs prepared for the subdivision.~~
BIO-MM16	**Invasive Vegetation Control – Heavy Equipment**. All heavy equipment used onsite shall be washed, particularly the wheels and under carriage, prior to bringing it onto the project site from other construction sites to prevent the spread of weedy species.
BIO-MM17	**Invasive Vegetation Control – Staging Areas**. Staging areas shall be placed in areas that have been previously disturbed or have degraded habitat within the project footprint but do not show an infestation of non-native species. Staging areas shall be maintained in a weed/noxious weed-free condition.
BIO-MM18	All refuse created or brought onsite by clearing personnel or contractors shall be placed in covered containers, removed from the site daily, and disposed of properly.
BIO-MM19	Field crews shall maintain the speed limit on posted roads and limit vehicle/truck speeds on unpaved surfaces to 15 miles per hour or less.
BIO-MM20	**Urban/Wildlands Interface**. Prior to issuance of grading or building permits, the ~~City of Corona shall review the grading/building plans to ensure that measures~~ Applicant shall ensure that the grading and building plans have incorporated the measures to meet the requirements of the ~~The proposed~~

Mitigation No.	Mitigation Measure/Implementing Action
	~~project shall incorporate measures to meet~~ MSHCP Urban/Wildlands Interface guidelines and requirements (see MSHCP Volume I, Part 2 of 2, subsection 6.1.4) with respect to ~~These measures will address~~ Drainage, Toxics, Lighting, Noise, Barriers, Access, Pets, and Grading/Land Development (See Section 9.5 of the BRA Report included in Appendix D to this Draft EIR).
BIO-MM21	**Crotch's Bumble Bee**. In the event the Crotch's bumble bee (*Bombus crotchii*) status is listed as candidate, threatened or endangered by the CDFW at the time of construction, the following measures shall be implemented. • Clearing/ground-disturbing activities shall be prohibited from February 1 through September 30 within suitable habitat for the Crotch's bumble bee. As part of this requirement, if construction is proposed during this period, a qualified biologist shall go out and mark all of the suitable habitat on site, which must be avoided and fencing provided around any accessible areas until at least September 30. A letter report documenting the actions performed and completion of this measure shall be provided to the City of Corona prior to any disturbance of the Project site. Construction activities may commence in areas outside of suitable habitat for the bee. • For construction between October 1 and January 31, a pre-construction survey is required within suitable habitat to confirm that no nests occur on site. Should any nests be identified, the Project biologist shall consult with CDFW to determine if permits are required. Clearance within that portion of the property determined by the biologist to support a nest and a suitable buffer shall be avoided until consultation with the CDFW determines activities can resume or the site is no longer occupied. If the pre-construction survey identifies no nests, then construction activities may proceed as normal. A letter report documenting the actions performed and completion of this measure shall be provided to the City of Corona prior to any disturbance of the Project site. If consultation with the CDFW is required a second letter report shall be provided documenting the CDFW determination, requirements and approval prior to moving forward with construction activities on that portion of the Project site. • Pesticides considered harmful to the Crotch bumble bee shall be prohibited during construction.
BIO-MM22	**Workers Environmental Awareness Program.** All persons employed or otherwise working on the Project site during the vegetation clearing and grading phase of construction shall attend a Workers Environmental Awareness Program (WEAP) training. All workers must attend WEAP training prior to performing any work on-site. The WEAP shall consist of a presentation (either provided in person by the biological monitor or a recorded training session) that includes a discussion of the biology of the habitats and species that may be present at the site. The WEAP shall also include information about the special-status plant and wildlife species that may be present, legal protections for those species, penalties for violations, and mitigation measures. The WEAP shall include but not be limited to burrowing owl, nesting birds, and other special-status species. The WEAP shall also include information on weed control practices, appropriate trash disposal, fire prevention and procedures for smoking, spill prevention and procedures, jurisdictional waters and SWPPP, BMPs, biological monitors and compliance responsibilities, and other issues such as pets, firearms, etc. Attendance at training shall be documented and construction workers provided with a hardhat sticker. Supporting materials shall be provided to all personnel during the training program, including contact information for the biological monitor and/or other compliance personnel. Informal or formal refresher training shall be conducted as needed to maintain compliance.
BIO-MM23	**Restoration.** Prior to final grading inspection, temporary impact areas associated with the haul road required during site mass grading activities shall be restored to its former condition.

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BIO-MM24	**Invasive Species Restrictions and CC&Rs**. Prior to issuance of occupancy permits, the Project Applicant shall provide the City of Corona with a copy of the Project's Codes, Covenants, and Restrictions (CC&Rs). The Project CC&Rs shall explicitly prohibit the planting of the non-native plant species identified by Mitigation Measure BIO-5.
PDF BIO-1	**Drainage.** The project incorporates project streets, open channels and natural drainage courses as well as a comprehensive system of underground storm drains to handle storm runoff from the project site. Storm water from the project site and off-site areas will be directed to storm drains. The design and operation of the drainage channel shall be adequate to preclude discharge of water into open space areas that are of lower quality or higher quality than current conditions. The proposed development shall incorporate measures, including measures required through the NPDES requirements, to ensure that the quantity and quality of runoff discharged to the open space area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into open space areas. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes within open space areas. This will be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.
PDF BIO-2	**Toxics.** The proposed project is designed to utilize natural drainage patterns for the flow of surface water. Water Quality Best Management Practices (BMPs) include education, storm drain stenciling, and street sweeping in compliance with the City of Corona's requirements. The earthen channel shall be signed to filter potential toxics in the storm water prior to its discharge into open space areas. These BMPs will be implemented as part of the storm water pollution prevention measures for the project, in accordance with all appropriate NPDES requirements. The project would result in the additional use of hazardous materials in limited quantities associated with normal residential use such as cleaning products, solvents, herbicides, and insecticides. However, compliance with regulations will reduce the potential risk of hazardous material exposure to a level that is less than significant. An information pamphlet has been prepared for each homeowner regarding the use of toxics.
PDF BIO-3	**Lighting.** Outdoor lighting of residences will be designed so that all direct beams would be confined to dwelling sites. Project lighting will not intrude into the open space conservation areas. Street lighting, parking lot lighting, and other project-related illumination sources will be positioned, directed, and shielded so as to avoid "light spill" into the conserved areas. The proposed project will avoid any night lighting adjacent to the open space areas. Night lighting will not be used during the course of construction unless absolutely necessary. If necessary, the lights will be directed and shielded to minimize lighting of the surrounding habitat. The level of off-site lighting and lighting fixtures would comply with the applicable requirements and policies of the City of Corona.
PDF BIO-4	**Noise.** The proposed project incorporates landscape elements including trees, shrubs, and groundcover, which will assist in noise reduction on the project site. In addition, a noise analysis prepared for the project found that no proposed on-site or surrounding sensitive land uses would experience long-term noise levels in excess of 65 dBA during the daytime hours under build-out of the proposed project. This daytime noise level would not result in exterior nighttime levels greater than 45 dBA. Therefore, no noise created on the project site would exceed residential noise standards.
PDF BIO-5	**Invasives.** Exotic Vegetation Control – Design guidelines for the project will provide the homeowners with a list of native landscaping materials permitted within the project site. These materials have been selected for their contribution to the project theme, adaptability to local climatic and soil

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	conditions, and for their compatibility with the unique natural environment in the project site. The MSHCP has identified exotic invasive plants that should be areas avoided adjacent to the MSHCP Conservation Area in Table 6-2, Section 6.1.4 of the MSHCP; none of these plants will be utilized for the proposed project and their use by future homeowners will be prohibited.
PDF BIO-6	**Barriers.** The proposed project will include theme walls along project perimeter streets adjacent to public streets, and will include walls and fencing located where public view and/or important interfaces are of concern. The proposed project will incorporate special edge treatments designed to separate development areas from open space areas. These areas of native landscaping and fencing will serve to minimize unauthorized public access, domestic animals predation, and illegal trespass and dumping. Exclusion fencing will be permanently placed where development abuts avoided and adjacent open space areas. The exclusion fence will be a minimum of eight feet in height and will be installed and maintained for the purposed of controlling human and pet access (cats and dogs) into the open space area and be in compliance with MSHCP requirements. The fencing will be permanent and will be maintained in perpetuity. Approval of the fencing design will be required by the City of Corona prior to project initiation.
PDF BIO-7	**Access.** Access points between native habitats and the project development will be posted with signage requesting residents to stay on the trails and not to disturb habitat. Yard fencing with no back gate will reduce access to native habitats adjacent to the project.
PDF BIO-8	**Pets.** Uncontrolled pets, feral dogs and cats can predate on native wildlife species. Appropriate signage will be posted requesting residents leash their pets. Homeowner Educational pamphlets will be used to inform them of the potential impacts by uncontrolled pets on native habitats and to request residents be good stewards of the land and prevent or limit their domestic cats from being allowed to openly hunt in the avoidance area.
PDF BIO-9	**Grading/Land Development.** All manufactured slopes associated with site development will be within the project site and there will be no impact to the MSHCP Conservation Area. All manufactured slopes that abut the natural open space will be retained as open space buffer zones. All manufactured slopes and areas disturbed by construction of these slopes will be revegetated with appropriate non-invasive buffer species during project construction.
Cultural Resources	
CR-1	**Tribal Monitoring**. Prior to the issuance of a grading permit the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the SB 18 process ("Monitoring Tribes"). The applicant shall coordinate with the Tribe(s) to develop individual Tribal Monitoring Agreement(s). A copy of the signed agreement(s) shall be provided to the City of Corona Planning Department prior to the issuance of a grading permit. The Agreement shall address the treatment of any known tribal cultural resources (TCRs) including the project's approved mitigation measures and conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitors during grading, excavation and ground disturbing activities; project grading and development scheduling: terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains/burial goods discovered on the site per the Tribe(s) customs and traditions and the City's mitigation measures/conditions of approval. The Tribal Monitor will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Project archaeologist. If changes are made to the project footprint to include earth-moving activities in areas not previously studied, additional archaeological investigations shall be required.

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	~~In the event that archaeological materials are discovered during construction, all earth-moving activity within and around the immediate discovery area shall be diverted until a qualified archaeologist can assess the nature and significance of the find, and, if necessary, develop appropriate treatment measures. Treatment measures typically include development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation. If during cultural resources monitoring the qualified archaeologist determines that the sediments being excavated are previously disturbed or unlikely to contain significant cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated.~~ ~~Native American monitors from affected Tribes shall observe all project-related grading activities, and the treatment of any recovered artifacts shall be carried out in accordance with the provisions of a Treatment Agreement between affected Tribes. The Treatment Agreement shall be executed by the consulting Tribes prior to the issuance of grading permits for each construction phase. All cultural materials that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility which meets the standards set forth in 36 CFR Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation.~~ ~~If changes are made to the project footprint to include earth-moving activities in areas not previously studied, additional archaeological investigations shall be required.~~
CR-2	**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 and RPA-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources/TCRs and assist with avoidance, preservation and/or mitigation per the City's Mitigation Measures on known resources. The Project Archaeologist in consultation with the Monitoring Tribe(s), the Developer and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) 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: a. Project grading and development scheduling; b. The Project archeologist and the Monitoring Tribe(s) shall attend the pre-grading meeting with the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area: what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program: the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Monitoring Tribe(s) shall make themselves available to provide the training on an as-needed basis.

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	c. The coordination of a monitoring schedule as agreed upon by the Monitoring Tribe(s), the Project archaeologist and the applicant; d. The protocols and stipulations that the Developer. City, Monitoring Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. ~~Prior to issuance of any grading permit, the Applicant shall retain a qualified vertebrate [sic] to develop a paleontological resource impact mitigation program (PRIMP) for excavations into the Upper Cretaceous Ladd Canyon Formation [sic], the Upper Cretaceous Williams Formation, ; and the Paleocene Silverado Formation. A qualified vertebrate paleontologist is defined as a paleontologist meeting the criteria established by the Society of Vertebrate Paleontology. The qualified vertebrate paleontologist shall conduct a preconstruction field assessment to locate fossils at surface exposures. The qualified vertebrate paleontologist shall supervise a paleontological monitor who shall be present at such times as required by the paleontologist during construction excavations into the fossiliferous formations referenced above. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring shall be determined by the paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered. If resources are located, monitoring hours shall be increased if needed.~~
CR-3	**Treatment and Disposition of Tribal Cultural Resources**. In the event that Tribal Cultural Resources (TCRs) are inadvertently discovered during the course of grading for this Project and avoidance of the TCRs is not feasible, the following procedures will be carried out for treatment and disposition of the discoveries: 1. 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 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to tribal cultural resources. Human remains, sacred/ceremonial items and burial good will be addressed per State Law. Mitigation Measure CR-1 and the Agreement required in Mitigation Measure CR-1. The applicant shall relinquish the artifacts as indicated below and provide the City of Corona Planning Division with evidence of same: a. Professional curation, including a curation agreement with a qualified repository in Riverside County that meets federal standards per 36 CFR Part 79, and which shall be made available to all qualified researchers upon application. 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; b. At the completion of grading, excavation and ground disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City Planning Division 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

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	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 pregrade 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 Monitoring Tribe(s). ~~If a potential fossil is found, the qualified vertebrate paleontologist or paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil, as determined appropriate by the monitor, to assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include avoidance or preservation in place, if feasible. If preservation or avoidance of the resource is not feasible, then the resource shall be removed from its location. Removal activities may consist of the relatively rapid removal of small isolated fossils from an active cut, to hand-quarrying of larger fossils from a bone bed over several days. These activities may include the assistance of the grading and excavation contractor's equipment to facilitate removal. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, San Bernardino County Museum, the John D. Cooper Archaeological and Paleontological Curation Center at the California Sate University, Fullerton, or Western Science Center in Hemet, California. Accompanying notes, maps, and photographs shall also be filed at the repository.~~
CR-4	**Sacred Sites**. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible. ~~Prior to the release of the grading bond, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Applicant to the Community Development Director or his/her designee for approval. In addition, the report shall be submitted to at least one of the repositories mentioned in Mitigation Measure CR-3 and other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.~~
CR-5	**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 applicant shall then inform the Riverside County Coroner and the City of Corona Planning Division 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 has made the necessary findings as to origin If human remains are determined to be Native American,, the applicant shall comply with the state law relating to the disposition of Native American burials that fall within the jurisdiction of the NARC (PRC Section 5097). The coroner shall contact the NAHC within 24 hours and the NAHC will make the determination of 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. Treatment and disposition of the remains shall be determined in consultation with the most likely descendant(s) to determine the most appropriate disposition of human remains and any associated grave artifacts. In the event that the applicant and the MLD are in disagreement regarding the disposition of the remains. State law will apply and the mediation process will occur with the NAHC. if requested (see PRC Section 5097.98(e) and 5097.94(k)).

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	The specific locations of Native American burials and reburials are confidential and may not be 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). A Sacred Lands File form will be submitted to the NAHC by the project archaeologist and the Monitoring Tribe(s). According to the California Health and Safety Code, six or more human burials at one location constitutes a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052).
CR-6	Prior to issuance of any grading permit, the Applicant shall retain a qualified vertebrate paleontologist ~~[sic]~~ to develop a paleontological resource impact mitigation program (PRIMP) for excavations into the Upper Cretaceous Ladd Canyon Formation~~[sic]~~, the Upper Cretaceous Williams and Ladd Formations (undifferentiated), the Early Pleistocene Very Old Alluvial Fan Deposits; the Upper Cretaceous Ladd Formation/Baker Canyon Conglomerate member; and Paleocene Silverado Formation. A qualified vertebrate paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified vertebrate paleontologist shall conduct a pre-construction field assessment to locate fossils at surface exposures. The qualified vertebrate paleontologist shall supervise a paleontological monitor who shall be present at such times as required by the paleontologist during construction excavations into the fossiliferous formations mentioned above. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring shall be determined by the paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered. If resources are located, monitoring hours shall be increased as needed.
CR-7	If a potential fossil is found, the qualified vertebrate paleontologist or paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil, as determined appropriate by the monitor, to assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include avoidance or preservation in place, if feasible. If preservation or avoidance of the resource is not feasible, then the resource shall be removed from its location. Removal activities may consist of the relatively rapid removal of small isolated fossils from an active cut, to hand-quarrying of larger fossils over several hours, to excavations of large fossils or large numbers of smaller fossils from a bone bed over several days. These activities may include the assistance of the grading and excavation contractor's equipment to facilitate removal. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, San Bernardino County Museum, the John D. Cooper Archaeological and Paleontological Curation Center at the California State University, Fullerton, or Western Science Center in Hemet, California. Accompanying notes, maps, and photographs shall also be filed at the repository.
CR-8	Prior to the release of the grading bond, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Applicant to the ~~Community Development~~Planning Director or his/her designee for approval. In addition, the report shall be submitted to at least one of the repositories mentioned in Mitigation

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	Measure CR-7 and other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.
Geology and Soils	
GEO-1	**Site Preparation and Removals**. All grading shall be accomplished under the observation and testing of the Project Geotechnical Engineer and Engineering Geologist in accordance with the recommendations contained in the Project Geotechnical Report, contained in Appendix F of this Draft EIR), the current codes practiced by the City of Corona and the Earthwork Specifications contained in Appendix IV of the Project Geotechnical Report. Loose, compressible residual soil, non-engineered onsite fill, colluvium, alluvium, landslide debris, older alluvium and weathered bedrock shall be removed from fill areas prior to placement of fill and shall be removed from shallow cut areas, where exposed at finish grades. Guidelines to determine the depth of removals are presented below; however, the exact extent of the removals must be determined in the field during grading, when observation and evaluation of the greater detail afforded by those exposures can be performed by the Geotechnical engineer and/or Engineering Geologist. The minimum backcut ratio shall be 1:1 (horizontal to vertical). The bottoms of all removal areas shall be observed, mapped and approved by the Engineering Geologist prior to fill placement. It is recommended that the bottoms of removals be surveyed and documented by the Project Civil Engineer. Groundwater, if encountered during grading, shall be evaluated by the Geotechnical Engineer and/or Engineering Geologist. In general, groundwater is not anticipated to adversely affect grading although saturated soils and free water may be encountered along canyons and within alluvium removals. If groundwater is excessive, remedial measures such as horizontal drains or under drains may need to be installed. Further, settlement monuments and plates (see Plate VI of the Geotechnical Report) shall be installed during and after completion of grading to monitor settlement monuments and plates shall be used to determine when the majority of the primary settlement has been completed to allow for the release of affected lots for construction. • **Stripping:** Vegetation, debris and other deleterious materials are unsuitable as structural fill material and shall be disposed of offsite prior to commencing removals and placement of compacted fills. The thick, natural vegetative growth onsite is significant and will require consideration for removal. An onsite mulching operation may be considered. The mulched materials could then be used in future landscape areas. • **Soil and Weathered Bedrock (unmapped):** Loose, compressible onsite soils and underlying weathered bedrock shall be removed to expose the underlying competent bedrock materials prior to placement of compacted fill and when exposed in shallow cut area. An average removal depth of 5 feet is anticipated for removal of topsoil and weathered bedrock. In general, onsite soils and weathered bedrock are suitable to be re-used as structural fill when properly moisture-conditioned. • **Undocumented Artificial Fill (locally mapped as AFu):** Fills associated with "recreational" grading, construction of unpaved access roads, mining operations and existing trench backfill shall be removed prior to fill placement. Generally, these artificial fills range from a depth of 3 to 20 feet. Local areas of undocumented fill associated with previous geotechnical investigations are not plotted on the map. Other fills, including roadway fills and trench backfill, are not mapped due to their localized extent and minor thickness.

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	Removals shall extend below the undocumented fill until competent materials are encountered. • **Alluvium/Colluvium (map symbol Qal):** All alluvium deposits exposed at existing or cut grades shall be entirely removed prior to fill placement. These deposits range in thickness from approximately 5 feet to 35 feet. Ginter and Associates recommends that all alluvial and colluvial soils below proposed fill areas and in cut areas be removed to expose competent bedrock or terrace deposits. Anticipated average removal depths for alluvium/colluvium areas are expected to vary to an estimated maximum thickness of 35 feet. • Groundwater was not encountered during PSE's subsurface investigation within the alluvium onsite. However, access was limited and certain alluvial areas could not be investigated such as within Krooner Canyon. If "saturated" alluvium is encountered that possesses a degree of saturation of 85% of more and is consistent with depth to bedrock, consideration may be given to leaving the saturated alluvium in-place, provided that settlement time-delay consequences are acceptable to the owner. If saturated alluvium is encountered and is going to remain in-place, an additional liquefaction investigation may be required and dynamic settlement recommendations for those areas will likely change. • **Older Alluvium (Qoa):** All older alluvium shall be removed to expose the underlying competent bedrock. Generally, these deposits range in depth from 10 to about 20 feet. • **Landslide Debris (Qls):** All landslide debris that could adversely affect the proposed development shall be removed to expose the underlying competent bedrock. Generally, these deposits range in depth from 10 to about 29 feet, but may range up to around 35 feet in depth. • **Removals Along Grading Limits:** Removals of unsuitable soils shall be required prior to fill placement along the grading limit. A 1:1 projection, from toe of slope or grading limit, outward to competent materials shall be established, when possible. Where removals are not possible due to grading limits, property line or easement restrictions, removals shall be initiated at the grading boundary (property line easement, grading limit or outside the improvement) at a 1:1 ratio inward to competent materials. Where this reduced removal criterion is implemented, special maintenance zones may be necessary. Affected areas shall be established, minimally, as a 1:1 projection from suitable removal bottom to finish ground surface. This condition is mainly expected in the slope areas. Where the projection intersects the face of the slope, the potential for distortion of the slope in response to post-grading settlements exists and provisions for future maintenance of such slopes shall be provided.
GEO-2	**Slope Stability and Remediation** • **Cut Slopes**: The majority of cut slopes have been designed at a slope ratio of 2:1. The Engineering Geologist shall observe cut slopes and cut slope stabilization backcuts during grading. Modifications to the recommendations presented herein will likely be required based upon conditions exposed by grading. • **Williams Formation (KW):** Cut slopes within the Williams Formation may expose adverse bedding that shall require remediation. The cut slope superjacent to Lots 278 and 279 is anticipated to require replacement with a buttress fill. Probable buttresses are anticipated

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	for the cut slope above Lots 261 through 267 and the cut slope below the WQMP Basin and Lots 247 through 255, as depicted on Figure 1 and Figure 2 (pocket) of the Geotechnical Report. • **Ladd Formation:** Cut slopes within the Ladd Formation may expose adverse bedding that shall require remediation. The majority of the cut slopes should expose bedding dipping into the slope or at an angle steeper than the proposed cut slopes (greater than 60 degrees). Cut slopes within the Ladd Formation that expose bedding dipping into the slope or at an angle steeper than the proposed cut slopes are expected to be grossly stable; however, the final determination shall be made based on exposed conditions during grading. Cut slopes within the Ladd Formation may expose conglomerate resulting in poorly cemented sands, cobbles and boulders at finish grade, producing a rough uneven surface. These cut slopes shall be evaluated in the field by the Project Engineering Geologist or Geotechnical Engineer. Replacement of those slopes with compacted stabilization fills may be required. Future exploration and in-grading observation could reveal more favorable geology in these specific areas. • **Alluvium/Colluvium:** Cut slopes exposing alluvial/colluvial soils (Qal) shall require replacement with a drained stabilization fill. Typically, such corrective grading would be constructed with a minimum key width corresponding to one-half the full height of the superjacent slope, but not less than 15 feet. Minimum key depths at the toe shall be 2 feet. All stabilization fills shall be provided with a backdrain and outlet system as detailed in Appendix IV of the Geotechnical Report. • **Silverado Formation:** Cut slopes within the Silverado Formation are expected to be grossly stable; however the final determination shall be made based on exposed conditions during grading. Cut slopes within the Silverado Formation may expose poorly cemented sands, cobbles and boulders at finish grade, which would produce a rough uneven surface. These cut slopes shall be evaluated in the field by the Project Engineering Geologist or Geotechnical Engineer. Replacement of those slopes with compacted stabilization fills may be required. • **Fill Slopes:** The majority of fill slopes on the project are designed at a maximum slope ratio of 2:1. The highest fill slope is approximately 160 feet in height and located subjacent to Lot 68. Based on the results of the calculations, the 2:1 fill slopes 160 feet and less in height, when properly constructed with onsite materials, are expected to be grossly stable, as designed. Keys shall be constructed at the toe of all fill slopes where unsuitable soil removals do not accomplish a minimum key width of one-half the slope height plus bench widths or twenty (20) feet, whichever is greater. Minimum key depths at the toe shall be 2 feet. Due to grading limit restrictions, removals of unsuitable soils beyond the proposed toe may be limited; therefore, additional slope maintenance shall be expected in the areas where a 1:1 projection into approved materials cannot be achieved.
GEO-3	**Subsurface Drainage.** Canyon subdrains are proposed as depicted on Figures 1 through 7 of the Geotechnical Report and shall consist of 6-inch and 8-inch diameter pipes and shall be constructed in accordance with the details shown in Appendix IV of the Geotechnical Report. Final determination of drain locations shall be made in the field. Outletting of subdrain systems shall require coordination with the Project Civil Engineer in determining suitable facilities to accept to drain water.
GEO-4	**Overexcavation.** Where a transition of cut and fill occurs across a finished lot, it shall be necessary to overexcavate the bedrock portions and replace it with compacted fill. The depth of bedrock

<table>
<tr><th>Mitigation No.</th><th>Mitigation Measure/Implementing Action</th></tr>
<tr><td></td><td>overecavation shall be equal to 1/3 the maximum fill depth (after removals) on the fill side of the transition. Anticipated transition lots are shown on figures 1-7 of the geotechnical report. Cut pads shall be overexcavated a minimum of 5 feet to provide a uniform foundation material. Some highly expansive soils of the silverado formation may be encountered at grade in some areas. Consideration shall be given to increasing the overexcavation depth to mitigate for highly expansive soils, if warranted. Difficult excavation with a backhoe can be expected in some street areas. Ginter & associates recommends street overexcavation and replacement with compacted fill to facilitate utility emplacement in these street areas and driveways. Depths of overexcavation shall extend one (1) foot below the deepest utility line.</td></tr>
<tr><td>GEO-5</td><td>Fill Materials. Excavated on-site soils may be used as compacted fill. The fill materials to be used as compacted engineered fill shall be free of organics, debris, deleterious materials, and rocks over 6 inches maximum dimension, and must be approved by the project geotechnical engineer or project geologist prior to use. Import soils, if required, shall be evaluated by the project geotechnical engineer for suitability prior to delivery. Import soils shall be free of trash, debris or other objectionable materials. All import fill shall have engineering characteristics similar to the on-site soils.</td></tr>
<tr><td>GEO-6</td><td>Fill Placement, Moisture Conditioning, And Compaction. After approval of the over-excavation and prior to placement of any compacted engineered fill materials, the exposed removal bottoms shall be scarified to a minimum depth of six (6) inches. The area shall then be moisture conditioned approximately 1 to 2 percentage points above the optimum moisture content, and compacted to a minimum of 90 (or 93) percent of the applicable maximum density. The planned development will involve deep fills in the canyon areas and side-hill fill slopes. In order to reduce the amount of fill settlement, the fill shall be compacted to the minimum relative compaction shown below:
<table>
<tr><th>Fill Depth (Feet)</th><th>Minimum Relative Compaction (ASTM: D1557) (%)</th></tr>
<tr><td>0 – 50</td><td>90</td></tr>
<tr><td>Below 50</td><td>93</td></tr>
</table>
Fill slopes shall also be constructed at the minimum relative compactions shown above, with the exception of the outer 3 feet of the slope face which can be placed at 90% relative compaction. Deep fill areas requiring 93% relative compaction are delineated in Plate VI of the Geotechnical Report.

Generation of oversized rock (over 8 inches in maximum dimension) from excavations in the bedrocks is anticipated. Oversize rock shall be placed in single file windrows not exceeding three feet in height and six (6) feet in width with a minimum equipment width (15 feet) separating each windrow or a rock blanket fill not exceeding two (2) to three (3) feet in height. Large erratic rocks shall be buried individually. Granular fill shall be thoroughly flooded in the rock voids and covered with a minimum two feet compacted fill blanket. Successive windrows shall be staggered and none shall be placed within 10 feet of finished grade or closer than 15 feet to compacted fill slope surfaces. Typical rock placement construction detail is provided in Appendix IV of the Geotechnical Report. Placement of rock windrows shall be performed under the observation and recommendations of the Project Geotechnical Engineer.

Fill materials shall be spread in thin lifts, moisture conditioned to about 1 to 2 percentage points over optimum moisture content and compacted to a minimum of 90 (or 93) percent of the laboratory maximum dry density as determined in accordance with ASTM Test Method D-1557. Each lift shall be treated in a like manner until the desired finished grades are achieved. The grading contractor shall have suitable and sufficient compaction equipment in operation to achieve the required</td></tr>
</table>

Mitigation No.	Mitigation Measure/Implementing Action
	compaction. When necessary, earthmoving equipment may be utilized for compaction or temporarily halted in order to permit adequate compaction of fills.
GEO-7	**Slope Construction** 1. Care shall be taken during grading to prevent spillage of loose materials over slopes to remain natural. Should loose soil be spilled onto natural slopes by the grading contractor, removal of the loose fill shall be required. 2. Fill shall be properly benched into firm bedrock or compacted fill as directed by the Project Engineering Geologist and/or Geotechnical Engineer during grading. Typical benching shall include 4-foot verticals exposing approved, competent material (see Appendix D – Typical Benching Detail of the Geotechnical Report). 3. In order to minimize surficial slumps on compacted fill slopes, the following grading procedures shall be used: a) Where possible, fill slopes shall be constructed by overfilling a minimum of three (3) horizontal feet and then trimming back to expose the dense inner core of the slope surface. Compacted fill slopes shall be back-rolled during construction at intervals not exceeding four (4) vertical feet. Care shall be taken to construct the slope in a workmanlike manner so that it is positioned at its designed orientation and slope ratio. Achieving a uniform slope surface by subsequent thin wedge filling must be avoided. Any add-on correction to a fill slope shall be done by overfilling the affected area in horizontal, compacted lifts which must be benched into the existing fill prism. The overfilled slope may then be trimmed to the design gradient. b) Where fill slopes are planned above natural slopes and cannot be overfilled and trimmed back, the slopes shall be rolled for the entire height of the slope with a sheepsfoot roller and then finished with a grid roller. If the desired compaction is not obtained in this manner, a vibratory sheepsfoot roller may be required. To be most effective, this equipment shall be anchored and manipulated from a side-boom tractor. In lieu of a grid roller, the slope may be track rolled with a John Deere 450, Caterpillar D-8 dozer or equivalent. To obtain the required compaction and appearance of the slope face, the soil moisture shall be maintained at above optimum from the time of mass filling to the completion of grid rolling. c) The grading contractor shall take proper care to avoid spillage of loose material down the face of the slopes during grading and during drainage terrace and down-drain construction. Fine grading operations for benches and down-drains shall not deposit loose trimmed soils on the finished slope surfaces. Loose soil materials shall require removal. d) Seeding and planting of slopes shall proceed as rapidly as possible to achieve a well-established and deep-rooted vegetal cover requiring minimal watering. The type of vegetation and watering schedule shall be established by a landscape architect familiar with hillside maintenance.
GEO-8	**Earthwork Observations And Testing** a) The site preparation, over-excavation, and earthwork shall be performed under the observation and testing by a representative of the Project Geotechnical Engineer or Project Geologist.

Mitigation No.	Mitigation Measure/Implementing Action
	b) The fill shall be tested at the time of placement to verify that the required compaction is achieved. c) The fill compaction shall be determined in the field by the Sand Cone Method (ASTM: D 1556) or Nuclear Gauge Method (ASTM: D 2216), or other test method approved by the Project Geotechnical Engineer. d) During grading, an adequate number of field density tests shall be performed using approved test procedures in order to determine compliance of earthwork to the project requirements. The frequency of field density testing shall be in accordance with the recommendations of the Project Geotechnical Engineer. e) Quality control testing performed to determine the acceptability of the fill compaction shall be based on the laboratory maximum dry density and optimum moisture content determined in accordance with ASTM: D 1557 test procedure. f) Any surface or subsurface obstructions, or questionable materials encountered during grading shall be brought immediately to the attention of the Project Geotechnical Engineer. Deeper excavations may be required, should unsuitable soils be encountered locally, as determined by the Project Geotechnical Engineer and/or Project Geologist.
GEO-9	**Deep Fill Settlement Monitoring.** In deep fill areas, settlement monuments shall be installed and periodically surveyed by the project civil engineer to evaluate the magnitude and progress of settlements. Ginter & associates proposes positioning settlement monuments at strategic locations in the deeper fill areas as shown on figure vi of the geotechnical report. These shall be monitored on a regular basis until the primary settlement has stabilized before those areas released for construction.
GEO-10	**Foundation Design.** The compacted engineered fill at the project site is anticipated to be low to medium soil expansion potential. Presented below are preliminary geotechnical criteria for design of building foundations, based on medium soil expansion potential for the on-site soils: **<u>Option 1 - Conventional Footing:</u>** Allowable Bearing Pressure (1) = 1,500 pounds per square foot (psf) Minimum Footing Depth (2) = 24 inches Minimum Footing Width = Continuous: 12 inches Isolated: 24 inches Passive Soil Pressure (3) = 250 psf/ft. Friction Coefficient = 0.30 (ultimate) Minimum Footing Reinforcement = Four No. 4 bars, 2 each at top and bottom Garage Door Grade Beam = 18 inches deep, Four No. 4 bars, Two each at top and bottom, tied into foundation elements 1. *The above value may be increased 250 psf for each additional foot exceeding the minimum embedment depth and/or width, subject to a maximum of 2,500 psf. Allowable bearing pressures may be increased by one-third for short term loading due to wind or seismic forces.* 2. *Footing depth is from lowest adjacent finished soil grade. Footings shall be deepened, as necessary, to provide setback distance from adjacent slope in conformance with CBC criteria.*

Mitigation No.	Mitigation Measure/Implementing Action
	3. Value applies to level soil condition, and is subject to a maximum of 2000 psf. **<u>Option 2 – Post-Tensioned Foundation:</u>** If post-tensioned slab/footing system is selected for the subject project, the design may be based on the geotechnical criteria shown below for medium soil expansion potential. These are based on the guidelines presented in the PTI, Third Edition design manual. Thornthwaite Moisture Index = -20 Equilibrium Suction = 3.6 Edge Lift Moisture Variation Distance, em = 5.1 feet Edge Lift, ym = 1.1 inches Center Lift Moisture Variation Distance, em = 9.0 feet Center Lift, ym = 0.47 inches Minimum Footing Depth (Exterior) = 18 inches below adjacent grade The above foundation criteria are based on medium soil expansion consideration only. Foundation design shall consider anticipated post-construction settlements, as appropriate. Foundation design details such as slab thickness, concrete strength, reinforcements, etc. shall be established by the Project Structural Engineer considering medium soil expansion and settlement potential provided below.
GEO-11	**Foundation Settlement**. Total static and differential post-construction settlements for footings designed and constructed in accordance with the criteria given below and supporting loads not exceeding the typical loadings for residential construction (column and wall loads on the order of 30 kips and 3 kips/lineal foot, respectively) are not anticipated to exceed the values shown below. The settlement estimates shall be confirmed based on review of the foundation plans. Structures shall be designed for the following post-construction settlements: - Total settlement = 1 inch - Differential settlement = ¾-inch (*) *(*) Between similarly loaded column footings and for continuous footings and slabs over a distance of approximately 30 feet.* General Remarks: i. Footing depths shall not be allowed to be affected adversely, such as through erosion softening, digging, landscaping, etc. ii. Where foundations encroach closer than five (5) feet horizontally from the flow line of drainage swales, the footing shall be deepened sufficiently to maintain the required embedment depth below the adjacent flow line. iii. Foundation details such as concrete strength, reinforcements, etc. shall be established by the Project Structural Engineer, considering the loading and medium soil expansion potential. The footing and slab reinforcements recommended in the Geotechnical Report are minimum requirements. More restrictive criteria based on structural design considerations or Code requirements shall govern.

Mitigation No.	Mitigation Measure/Implementing Action
	iv. Foundation excavations shall be observed and approved by the Project Geotechnical Engineer prior to the placement of reinforcement or concrete. Forming of footing excavations may be required. Excavations shall be free of slough and debris and thoroughly moisture conditioned prior to placing concrete. v. Excavated material from footing and utility trenches shall not be placed in slab-on-grade areas unless properly compacted and tested.
GEO-12	**Slab-On-Grade.** Recommended Minimum Criteria For Slab-On-Grade Are Shown Below: **Concrete Floor Slabs:** Concrete floor slabs shall be 5 inches thick (minimum) and shall be reinforced with No. 3 bars at 18 inches on center, each way at mid height. No. 3 bars at 18 inches on center shall be provided connecting floor slabs to footings. In order to minimize migration of moisture up the concrete slab from soil subgrade and damage to floor coverings, a moisture barrier/water vapor retarder is recommended beneath floor slabs as discussed hereinafter. **Moisture/Water Vapor Retarder for Concrete Slab-on-Grade:** In order to reduce the potential for moisture/water vapor migration up through the slab and possibly affecting floor covering, a moisture/vapor retarder is recommended under concrete floor slab-on-grade. The moisture barrier shall be properly installed, lapped and sealed in accordance with the manufacturer's specifications. Punctures and rips shall be repaired prior to placement of sand. At a minimum, this moisture/water vapor retarder shall consist of 10- millimeter thick polyethylene ("Visqueen"), lapped and sealed, and placed mid-height within a 4-inch coarse sand layer. This moisture/water vapor retarder shall be installed in accordance with manufacturer's specifications. The following recommendations are based on the tentative guidelines by the American Concrete Institute (ACI, April 2001) to reduce the potential moisture/water vapor intrusion in concrete slab-on-grade. Based on Ginter & Associates' review of available literature, it appears that the ACI procedure would be more effective to help reduce potential moisture/water vapor migration up through concrete slab-on-grade. Recommendations based on the ACI guidelines are presented below: • The moisture/water vapor retarder shall consist of high strength polyethylene membrane and shall meet or exceed the ASTM: E-1745-97 Class C material requirements for water vapor permeance, tensile strength and puncture resistance. The vapor retarder shall consist of "Moistop Plus" (Fortifiber Building Products Systems) or "Vapor Block" VB 15 (Americover, Inc.), or approved equal. The vapor retarder shall be underlain by a capillary break comprised of minimum 4 inches thick pea gravel layer. The gravel layer shall be placed and compacted on approved soil sub-grade. • The membrane shall be placed on approved gravel layer and properly lapped and sealed. Membranes intersecting utility pipes, sewer lines, ducts or drains shall be properly wrapped around the penetrations and sealed. All punctures and rips in the membrane shall be repaired prior to placement of concrete, following manufacturer's recommendations. The vapor retarder shall be installed in general accordance with the procedures outlined in ASTM: E-1643, and in conformance with the installation procedures recommended by the manufacturer. • To minimize slab curling, a low slump concrete (low shrinkage mix design) shall be used for the slab construction, as determined by the Project Structural Engineer.

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<tr><td></td><td>The moisture/water vapor protection for concrete slab-on-grade shall be selected based on cost and construction considerations, and considering potential future problems resulting from improper and uncontrolled landscape irrigation practices. Regardless of the moisture/water vapor retarder option selected, it should be emphasized that proper control of irrigation and landscape water adjacent to the structure is of paramount importance.</td></tr>
<tr><td>GEO-13</td><td>Driveways. Driveway concrete slabs shall be 5 inches thick (minimum) with no. 3 bars at 18 inches on center, each way at mid-height. The slab may be placed directly on properly prepared sub-grade. No moisture barrier is required under driveway slabs.</td></tr>
<tr><td>GEO-14</td><td>Exterior Flatwork. Exterior concrete flatwork (e.g. Sidewalks, walkways) shall be 4 inches thick (minimum), with no. 3 bars at 24 inches on center, each way at mid-height and placed on properly prepared sub-grade. Hardscape areas within two feet of the descending slopes shall include a thickened edge deepened to provide a minimum five (5) feet horizontal setback between the bottom outside face of the thickened edge and slope face.</td></tr>
<tr><td>GEO-15</td><td>Sub-Grade Pre-Saturation. Prior to concrete placement, the soil sub-grade shall be thoroughly wetted to about 12 inches in depth at a moisture condition of about 2 to 3 percentage points above the optimum moisture content.</td></tr>
<tr><td>GEO-16</td><td>General. Interior floor slabs and exterior concrete flatwork, including driveway, shall be properly designed for the construction and service loading conditions, potential settlements and soil expansion. The structural details, such as slab thickness, concrete strength, reinforcing criteria, joint spacing, etc. Shall be established by the project structural engineer. The recommended minimum reinforcements for concrete slabs provided above are intended for preliminary design only. More restrictive criteria as dictated by structural design or regulatory requirements shall govern.</td></tr>
<tr><td>GEO-17</td><td>Retaining Walls
• Foundations: Retaining wall foundations may be supported on either compacted engineered fill or competent bedrock. If a bedrock/fill transition is encountered, the bedrock portion shall be overexcavated minimum 2 feet and replaced with approved compacted fill. Alternatively, a cold joint shall be constructed in both the footing and the wall. Footings may be designed in accordance with the foundation design criteria presented in the Geotechnical Report when embedded at least two feet below lowest adjacent grade. Footings located on or at top of slopes shall be deepened, as necessary, to provide minimum lateral setback between footing and slope faces in accordance with CBC requirements.
• Lateral Earth Pressures: The earth pressures acting on retaining walls depend primarily on allowable wall movement, type of backfill materials, backfill slopes, wall inclination, surcharges, and any hydrostatic pressure. The following lateral earth pressures are recommended for vertical walls with no hydrostatic pressure and no surcharge loading:
<table>
<tr><th rowspan="2">Wall Condition</th><th rowspan="2">Backfill Type</th><th colspan="2">Lateral Earth Pressure (Equivalent Fluid Pressure) (pcf)</th></tr>
<tr><th>Level</th><th>2:1 (H:V)</th></tr>
<tr><td>Active (Cantilever)</td><td>Sandy Soils</td><td>40</td><td>65</td></tr>
</table>
The surcharge effect of anticipated loads on the wall backfill (i.e. traffic, construction equipment, footings, etc.) shall be included in the wall design. If the wall is free to deflect, 33 percent of the maximum surcharge load located within a distance equal to the height of wall shall be used in the design.</td></tr>
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Mitigation No.	Mitigation Measure/Implementing Action
	• **Backfill:** Retaining wall backfill shall consist of predominantly granular non-expansive soils. The backfill shall extend within a 45-degree plane from the wall footing. Retaining wall backfill shall be mechanically compacted to minimum 90 percent of the applicable laboratory maximum density and performed under the observation and testing of the Project Geotechnical Engineer. No jetting, ponding, or flooding shall be permitted. No backfill shall be placed against concrete until minimum design strengths are attained. • **Backfill Drainage:** The wall design shall include waterproofing and weep holes or sub-drains or backdrains, as appropriate, for relieving possible hydrostatic pressures. If on-site soils are utilized for wall backfill, the design shall include a prefabricated drainage blanket (such as Miradrain 2000, or equivalent). At a minimum, sub-drains shall consist of 4-inch diameter, perforated Schedule 40, PVC pipe or equivalent, embedded in approximately 3 cubic feet per lineal foot of ¾-inch (maximum) rock, or approved alternate. This permeable material shall be enveloped in Geofabric consisting of Mirafi 140 or equivalent. The pipe and trench bottom shall be sloped at a gradient of 2+ percent to a suitable discharge outlet. Sub-drains placed behind retaining walls shall be approved by the Project Geotechnical Engineer prior to backfill placement.
GEO-18	**Soil Corrosion.** The previous geotechnical consultants, Pacific Soils Engineering, Inc., performed preliminary testing and indicated that the site soils are corrosive to metals. Therefore, representative finished grade samples shall be tested for corrosion suites (sulfate, chloride, ph and resistivity) upon completion of grading. It may be necessary to retain a corrosion engineer for consultation.
GEO-19	**Utility Trench Backfill** • Bedding material shall consist of on-site sandy or imported materials exhibiting a San Equivalent (S.E.) value of 30 or greater. • The on-site soils are considered suitable for trench backfill, provided they are free of organic materials and oversize rocks. • Backfill of all exterior and interior trenches shall be placed in thin lifts not exceeding 4 inches and mechanically compacted to achieve a relative compaction of not less than 90% based on ASTM: D1157. Care shall be taken not to damage utility lines. • Utility trenches shall not be located within the influence of footings. This is defined as a zone located below the footing and a line sloping at an inclination of 1:1 (horizontal to vertical) outward from the outside edge of footings. If utility lines are located within the zone of footings, the backfill shall be compacted to a minimum 95 percent relative compaction or slurry backfilled (minimum 1-1/2 sack cemented sand mix. • To reduce potential water migration into building subgrade through the granular bedding/shading layer and/trench backfill, utility trenches shall be backfilled with the onsite finer grained materials or sand-cement slurry for minimum 3 feet length at their entry points. • Trenches in fill soils and alluvial deposits greater than 4 feet in depth shall be shored or sloped back as required by the local regulatory agency, the state of California Division of Industrial Safety Construction Safety Orders, and Federal OSHA requirements.
GEO-20	**Asphalt Concrete Pavement.** Preliminary asphalt concrete pavement sections for the planned streets in the development were developed utilizing the Caltrans method of design and the structural section design guide for California cities and counties. The following recommended pavement

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<tr><td></td><td>sections were computed assuming an “r” value of 30 for site soils compacted as sub-grade material, and assumed traffic indices. The actual “r” value will depend on the soil conditions exposed at the planned street sub-grade elevations. During rough grading, “r” value testing shall be performed on the pavement sub-grade soils to confirm the pavement design basis. Further analysis and evaluation are necessary if the design traffic index and the sub-grade “r” value are different from those used in Ginter & Associates’ analyses.
<table>
<tr><th rowspan="2">Traffic Index</th><th colspan="3">Recommended Minimum Pavement Section</th></tr>
<tr><th>Asphalt Concrete (inches)</th><th>Aggregate Base (inches)</th><th>Total (inches)</th></tr>
<tr><td>5.0</td><td>3.0</td><td>6.0</td><td>9.0</td></tr>
<tr><td>6.0</td><td>4.0</td><td>8.0</td><td>12.0</td></tr>
<tr><td>7.0</td><td>4.0</td><td>10.0</td><td>14.0</td></tr>
<tr><td>8.0</td><td>5.0</td><td>12.0</td><td>16.0</td></tr>
</table>
Aggregate base shall consist of crushed aggregate base (CAB) or crushed miscellaneous base (CMB) and shall comply with the specifications outlined in the “Standard Specifications for Public Works Construction”, (“Green Book”). The base material shall be compacted to minimum 95 percent of the maximum laboratory density, determined in accordance with ASTM: D-1557. The soil sub-grade shall be compacted to minimum 90 percent relative compaction. The subgrade soils shall exhibit a firm and unyielding surface, in addition to the recommended minimum compaction. Final compaction and testing of pavement sub-grade shall be performed just prior to placement of aggregate base.</td></tr>
<tr><td>GEO-21</td><td>Site Drainage. All roof and surface drainage shall be directed away from structures and their appurtenances and slopes to approved drainage facilities. Ponding of water shall be avoided. For graded soil areas, a minimum gradient of 2 percent away from structures shall be maintained. The drainage patterns designed by the project civil engineer shall be established at the time of fine grading and maintained throughout the life of the structure or, if altered, shall be replaced with a properly designed area drain system. Irrigation activities at the site shall be monitored and controlled to prevent overwatering. Planter areas adjacent to structures shall be avoided. If utilized, such planters shall include measures to contain irrigation water and prevent moisture migration into walls and under foundations and slabs-on-grade.</td></tr>
<tr><td>GEO-22</td><td>Slope Planting, Irrigation And Maintenance. General guidelines for slope planting, irrigation and maintenance are shown below:
a) Slope planting shall consist of appropriate drought resistant vegetation as recommended by the Landscape Architect. Landscaping of slopes shall be completed as soon as possible and properly maintained.
b) The property owner is responsible for proper irrigation and for maintenance and repair of installed irrigation systems. Leaks shall be repaired immediately. Sprinklers shall be adjusted to provide maximum coverage with a minimum of water usage and overlap. Over-watering with consequent excessive runoff and ground saturation shall be avoided.
c) If automatic sprinkler systems are installed, their use shall be adjusted to account for natural rainfall conditions.
d) All interceptor ditches, drainage terraces, down-drains, and any other drainage devices that have been installed shall be maintained and cleaned.</td></tr>
</table>

Mitigation No.	Mitigation Measure/Implementing Action
	e) If rodent activity is present, the property owner shall undertake a program for the elimination of burrowing animals. This shall be an ongoing program in order to promote slope stability. f) Water shall not be allowed to flow over the constructed or natural slopes. This may require the construction of berms or ditches along the top of slopes, if such devices are not in place.
GEO-23	**Additional Investigation.** Additional geologic and geotechnical investigation may be necessary during the 40-scale grading plan review phase to obtain supplemental information relative to the site geologic conditions and engineering properties of onsite materials and to confirm the preliminary recommendations provided herein.
Greenhouse Gas Emissions	
GHG-1	**Climate Action Plan Compliance.** Prior to issuance of building permits, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix C to the City of Corona 2019 Climate Action Plan (CAP) Update. The conceptual measures anticipated for the Project are listed in Attachment C of the Project's Air Quality and Greenhouse Gas Assessment (AQ/GHG Assessment), which is appended to this EIR Addendum as *Technical Appendix C*. The conceptual measures may be replaced with other measures as listed in the CAP Screening Tables (Appendix C to the CAP Update), as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix C to the City of Corona CAP Update.
Hazards and Hazardous Materials	
PS-1	Prior to issuance of building permits, the project Applicant shall obtain CFD review and approval of the site plan, fuel modification plan, and project design features including, but not limited to roadway design to meet or exceed minimum fire and emergency access requirements including ingress/egress; driveway and fire lane width; turning radii inside and outside; grades/elevations; adequate on-site space to park CFD apparatus; fire hydrant sizing, spacing and locations; fire protection systems including automatic fire sprinkler systems and fire alarms installed in each residence; availability of adequate firefighting water flow; and approved building materials. The project Applicant shall implement the fuel modification plan and other CFD-required fire life safety features prior to issuance of a certificate of occupancy.
PS-2	Prior to the issuance of building permits, the project Applicant shall pay the required service and development fees pursuant to the "Fire Facilities Fund" as amended in Chapter 3.36 of the CMC to the City of Corona for the public improvements and facilities associated with the CFD.
Hydrology and Water Quality	
HYD-1	For Drainage Management Area C, the final engineering for the drainage of Area C shall include a concrete impact basin energy dissipater and rip-rap pad and shall be designed in accordance with City standards. The outlet velocity shall be at or below the existing condition .. The plans shall be submitted to the City for review and approval.
Land Use and Planning	
PDF LU-1	The project applicant will survey and post the location of the private property boundary line where it abuts NFS lands within the project area.
Noise	
NS-1	Construction and demolition shall be restricted to the hours of 7:00 A.M. to 8:00 P.M. Monday through Saturday, and 10:00 A.M. to 6:00 P.M. on Sundays and Federal holidays.
NS-2	Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-and vibration-sensitive land uses.

Mitigation No.	Mitigation Measure/Implementing Action
NS-3	Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
NS-4	The use of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized (i.e., use of drills, jackhammers).
NS-5	The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
NS-6	Barriers such as, but not limited to, plywood structures of flexible sound control curtains shall be erected between the proposed project and the adjacent existing residences to the northeast and west, to minimize the amount of noise to the maximum extent feasible during construction.
NS-7	All construction truck traffic shall be restricted to truck routes approved by the City of Corona Public Works Department, which shall avoid residential areas and other sensitive receptors to the extent feasible.
NS-8	Adjacent land uses within 300 feet of the construction site shall be notified about the estimated duration and hours of construction activities at least 30 days before the start of construction.
NS-9	Prior to approval of any grading permits that require blasting activities and a blasting permit, the Project Applicant shall prepare and submit for City review and approval of a Blasting Noise and Vibration Monitoring and Abatement Plan ("Noise and Vibration Abatement Plan"). At a minimum, the required Noise and Vibration Abatement Plan shall include the following: ▪ Specified blasting hours, restricting blasting only to Monday through Friday and only between the hours of 8:00 a.m. and 3:00 p.m. ▪ Conceptual blast designs. Conceptual blast designs shall be based on "scaled distance" criteria (i.e., defined as the distance in feet between a blast drill hole and the structure of concern, divided by the square root of the explosives loading per delay period in pounds-units in feet per pound$^{1/2}$). The scaled distance chosen for the initial design should be supported by statistical analysis indicating the resulting ground vibration will be less than the criteria set for the Project. The scaled distance used for production blasts may be modified based on the results of the test blast(s) but should be conservative enough to produce vibration and airblast levels within the project specifications. It should be noted that the conceptual blast designs are general and will need to be modified during the project based on actual conditions encountered in the field and the results of site-specific blasting. ▪ Test Blasts. One or more test blasts shall be performed in an area outside of critical distance of residential structures or other improvements of concern; the critical distance shall based on the scaled distance calculations with a 10 percent distance increase. ▪ Controlled Blasting Techniques. Include techniques and procedures to control and monitor flyrock, airblast, and ground vibration: ○ Flyrock mitigation measures may include: soil cover, leaving alluvial materials in place over materials to be blasted, and/or blast mats. ○ Crushed rock (i.e., 3/8") should be used for stemming materials ○ Drill cuttings are not acceptable. ○ All stemming materials should be tamped in-place. ▪ The Blasting Noise and Vibration Abatement Plan shall include procedures for the submittal of blast reports and record keeping.

Mitigation No.	Mitigation Measure/Implementing Action
	▪ The Blasting Noise and Vibration Abatement Plan shall outline safety measures and procedures to notify property owners that blasting will occur. ▪ If specified vibration limits are exceeded, the Noise and Vibration Abatement Plan shall require blasting operations to cease immediately, and a revised blasting plan shall be submitted to the City of Corona. Blasting shall not resume until a revised blasting plan has been reviewed and the Contractor has expressed in writing the conditions that will be applied to further blasting work. ▪ Pre-Blast Survey Requirements. The following measures shall be specified in the Noise and Vibration Abatement Plan: ○ Prior to the commencement of any blasting, a pre-blast survey of the conditions of all existing property and aboveground utilities located within 1500 feet of any potential blasting areas shall be conducted or as specified by the City of Corona, whichever is a lesser distance. ○ Prior to the commencement of any blasting, notification of neighbors withing 1,500 feet of the blasting area shall be made via first class mail or hand delivery of written notice. ○ The pre-blast survey shall be conducted by a third-party company with a minimum of five years of experience performing pre-blast and similar type surveys. ○ The pre-blast survey shall include a photographic record of all visible and accessible structures, facilities, utilities, or other improvements. If property owners refuse surveys, provide copies of certified mail letters documenting attempts to provide the survey. ○ The required surveys shall include a description of the interior and exterior condition of the various structures examined. Descriptions shall include the locations of any cracks, damage, or other existing defects and shall include information needed to identify and describe the defect, if any, and to evaluate the construction operations on the defect. Survey records shall include photos of all cracks and other damaged, weathered, or otherwise deteriorated structural conditions. If necessary, macro lenses and flash illumination shall be used to ensure defects are shown clearly in the photographs. Photos shall contain an accurate date stamp. No blasting shall occur prior to the completion of surveys of surrounding residential properties. ○ Surveys shall be repeated at facilities or properties where damage concerns have been expressed by individual residents, property owners, or other concerned parties. Details of any observed changes to surveyed structures and documenting photos shall be reported and submitted. Project grading and blasting contractors shall be required to ensure compliance with the Blasting Noise and Vibration Abatement Plan requirements and shall permit periodic inspection of the construction site by City of Corona staff or its designee to confirm compliance. The requirements of the Blasting Noise and Vibration Abatement Plan shall also be specified in bid documents issued to prospective construction contractors. The City of Corona shall review all monitoring reports to ensure compliance with the Blasting Noise and Vibration Abatement Plan and shall have the authority to stop all blasting activities on site if it is determined that blasting activities are not being conducted in conformance with the Blasting Noise and Vibration Abatement Plan. Additionally, project grading and blasting contractors shall be required to ensure compliance with the Corona Fire Department publication, "Explosives, Blasting and Pyrotechnics Permit Guidelines per 2022 CFC," dated

Mitigation No.	Mitigation Measure/Implementing Action
	December 5, 2023, and included as *Technical Appendix L* of Addendum No. 1 to the Skyline Heights Project Environmental Impact Report.
Public Services	
PS-1	Prior to issuance of building permits, the project Applicant shall obtain CFD review and approval of the site plan, fuel modification plan, and project design features, all of which shall implement the recommendations of the Project's Fire Protection Plan ("FPP"; *Technical Appendix K* to Addendum No. 1 to the Skyline Heights Project (SHP) Environmental Impact Report ["EIR"; State Clearinghouse No. 2014021003]). CFD shall review the site plan, fuel modification plan, and project design features to ensure that they incorporate all applicable recommendations of the FPP including, but not limited to roadway design to meet or exceed minimum fire and emergency access requirements including ingress/egress; driveway and fire lane width; turning radii inside and outside; grades/elevations; adequate onsite space to park CFD apparatus; fire hydrant sizing, spacing and locations; fire protection systems including automatic fire sprinkler systems and fire alarms installed in each residence; availability of adequate firefighting water flow; and approved building materials.
PS-2	Prior to the issuance of building permits, the project Applicant shall pay the required service and development fees pursuant to the "Fire Facilities Fund" as amended in Chapter 3.36 of the CMC to the City of Corona for the public improvements and facilities associated with the CFD.
PS-3	Prior to the issuance of building permits, the project Applicant shall reserve a portion of the project site for a future radio facility site, the specific size and location of which is subject to review and approval of CPD.
PS-4	Prior to the issuance of building permits, the project Applicant shall pay the required service and development fees to the City of Corona for the public improvements and facilities associated with the CPD.
PS-5	Prior to the issuance of building permits, the project Applicant shall comply with the City of Corona Municipal Code (Chapter 16.35, Park Dedication and In Lieu Fees). The City's subdivision map review authority shall determine whether land dedication, an in lieu fee, or a combination of the two shall be required in conjunction with its approval of a subdivision map.
PS-6	Pursuant to Section 65995 of the California Government Code, the project Applicant shall pay the required SB 50 mitigation fees to the CNUSD.
PS-7	Prior to the issuance of a building permit for the construction of the proposed project, the project Applicant shall pay the required service and development fees pursuant to the Section 16.23.080 of the CMC and in the City's Library Facility and Collection section of the Master Facility Plan to the City of Corona for the public improvements and facilities associated with the CPL.
Transportation	
TR-1	Intersection 3 – Paseo Grande at Ontario Avenue: If the project is developed prior to the construction of the Foothill Parkway Extension then prior to issuance of any building permit for the project, the Applicant shall install a traffic signal and design for two-phase operation.
TR-2	Intersection 4 - Border Avenue at Ontario Avenue: Prior to issuance of any building permit for the project, a traffic signal designed for two-phase operation shall be installed. Intersection improvements shall include: 1) restriping of the eastbound shared left-through lane and the exclusive right-turn lane on Ontario Avenue to an exclusive left-turn lane and a shared through-right turn lane and 2) restriping of the westbound shared left-through lane and the exclusive right-turn lane on Ontario Avenue to an exclusive left-turn lane and a shared through-right turn lane.
TR-3	Intersection 10 - Elysia Street at Foothill Parkway: Prior to issuance of any building permit for the project, the Applicant shall install a traffic signal and design for five-phase operation to the satisfaction of the City.

Mitigation No.	Mitigation Measure/Implementing Action
TR-4	Intersection 11 - Trudy Way at Foothill Parkway: Prior to issuance of any building permit for the project, the Applicant shall install a traffic signal and design for three-phase operation to the satisfaction of the City.
TR-5	Roadway Segment 2 – Paseo Grande between Ontario Avenue and Green River Road: If the project is developed prior to the construction of the Foothill Parkway Extension then the Applicant shall improve this roadway segment to a 4-Lane Secondary Roadway to the satisfaction of the City prior to issuance of any building permit for the project.
Utilities and Service Systems	
UTIL-1	Prior to issuance of the first certificate of occupancy, the project Applicant shall pay the required Corona Utilities Department water connection fees as set forth in Section 13.04.040 and Section 13.14.050 of the CMC.
UTIL-2	Prior to the issuance of the first certificate of occupancy, the project Applicant shall pay the required Corona Utilities Department sewer connection fees as set forth in Section 13.08.600 of the CMC.
UTIL-3	Prior to the issuance of any demolition or construction permit, the project Applicant shall provide a copy of the receipt or contract indicating that the construction contractor shall only contract for waste disposal services with the City's exclusive franchise contract hauler, Waste Management of the Inland Empire. The contract specifying recycled waste service shall be presented to the ~~Municipal Operations~~Utilities Department prior to approval of the first certificate of occupancy for the project.
UTIL-4	In order to facilitate onsite separation and recycling of construction related wastes, the construction contractor shall provide temporary waste separation bins on-site during demolition and construction activities.
UTIL-5	Waste Diversion. The project Applicant shall demonstrate a plan to ensure adherence to the City of Corona Waste Diversion Program, which diverts 75 percent of all waste away from landfills. The City shall ensure that the project proponent implements the waste diversion plan objectives. These requirements shall be specified in the final architectural plans to be approved by the City of Corona Planning and Building ~~Agency~~Divisions prior to issuance of building permits.

1.7 Summary of Findings

The EIR Addendum evaluates the potential environmental impacts of the revised Skyline Heights Project (SHP) in the City of Corona. The proposed development includes residential structures, associated infrastructure (such as roads, utilities, and fire protection measures), parks, and open space. The revised Project involves some modifications to the Approved Skyline Heights Project, but the general scope of the development remain consistent with the Approved Project.

Based on the analysis presented in this EIR Addendum, the revised Skyline Heights Project would not result in any new significant environmental impacts compared to those identified in the original SHP EIR. All impacts, with the exception of those related to aesthetics, would be reduced to less-than-significant levels through the implementation of mitigation measures. Impacts to aesthetics, however, would remain significant and unavoidable, consistent with the findings of the original EIR. The Project incorporates additional biological mitigation measures to further reduce potential impacts to biological resources, ensuring that all environmental impacts are effectively addressed.

In accordance with the analysis presented in Section 2.0, and pursuant to Sections 15162, 15164, and 15183 of the State CEQA Guidelines, the City of Corona has determined that:

- The Proposed Project Modifications do not result in substantial changes that would require major revisions to the previously prepared EIR due to new or substantially more severe significant environmental effects than previously analyzed; and
- No substantial changes in circumstances have occurred that would result in new or more severe significant environmental impacts than previously analyzed; and
- No new information of substantial importance as described in Section 15162 (a)(3) has been identified that would require major revisions to the analysis or conclusions presented in the previously-prepared EIR.

1.8 Cumulatively-Considerable Impacts

Cumulative effects that would result from implementation of the Project have been evaluated throughout this EIR Addendum, which concludes that, with exception of significant and unavoidable impacts to aesthetics as disclosed by the SHP EIR, such impacts would not occur, would be less than significant, or would be reduced to a level below significant with implementation of the mitigation measures specified by the SHP EIR (as modified/ supplemented herein), standard County COAs, and/or regulatory requirements. Additionally, this EIR Addendum concludes that the Project as proposed would not result in any new or more severe cumulative effects beyond what was already evaluated and disclosed by the SHP EIR. All applicable mitigation measures identified as part of the SHP EIR and that were imposed to address cumulatively-considerable effects would continue to apply to the Project as revised, except as modified or supplemented by this Addendum to the SHP EIR. The analysis throughout this EIR Addendum demonstrates that all Project impacts would be less than significant, or would be reduced in comparison to the analysis and conclusions of SHP EIR. Additionally, the analysis herein demonstrates that physical impacts associated with the Project (e.g., biological resources, cultural resources, geology/soils, etc.) would not substantially change or increase compared to the analysis presented in SHP EIR. Therefore, because the Project would have similar or reduced cumulative impacts to the environment as compared to what was evaluated and disclosed in SHP EIR, the Project would not result in any new or increased impacts to the environment beyond what was evaluated, disclosed, and mitigated for by the SHP EIR. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

2.0 ENVIRONMENTAL CHECKLIST

State CEQA Guidelines Section 15164(a) requires that a lead agency or responsible agency shall prepare an addendum to a previously-certified Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in Section 15162 of the State CEQA Guidelines calling for preparation of a subsequent EIR have occurred. State CEQA Guidelines 15168(c)(4) clarifies that where later activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation are within the scope of the prior EIR. The focus of this analysis is on the identified changes associated with the proposed Skyline Heights Specific Plan (SHSP) and Revision No. 1 to Tentative Tract Map No. 36544 (TTM 36544R1) (referred to herein as the "Project" or "proposed Project") and whether the changes proposed as part of the Project would result in any new or more severe impacts to the environment beyond what was evaluated and disclosed in the prior EIR and whether changes or additions to the mitigation measures presented in the Skyline Heights Project EIR (herein, "SHP EIR") are necessary to address the current Project's environmental effects.

The following analysis is used to: (1) compare the environmental impacts of the currently-proposed Project with the impacts identified and disclosed in the previously-certified Skyline Heights Project EIR (herein, "SHP EIR"); (2) to identify whether the proposed Project would result in new or more severe significant environmental impacts beyond what was evaluated and disclosed by the SHP EIR; and (3) to identify if there have been substantial changes with respect to the circumstances under which the currently-proposed Project would be undertaken since certification of the SHP EIR that would result in new or more severe significant environmental effects. This analysis confirms that the currently-proposed Project's impacts are within the scope of the previously-certified Skyline Heights Project EIR, and that the proposed Project would cause no new or more severe significant effects and no new or revised mitigation measures are required.

The following discussion has been undertaken pursuant to the provisions of CEQA Guidelines Section 15164 to provide the City of Corona with the factual basis for determining whether any of the conditions listed in State CEQA Guidelines Section 15162 calling for the preparation of a Subsequent EIR have occurred with respect to the currently-proposed Project. Pursuant to State CEQA Guidelines Section 15164(a), if none of the conditions listed in State CEQA Guidelines Section 15162 are met, then the City of Corona, as Lead Agency for the proposed Project, is required to prepare an EIR Addendum for the currently-proposed Project.

2.1 Aesthetics

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Except as provided in Public Resources Code Section 21099, would the Project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

ENVIRONMENTAL ANALYSIS

a) Would the Project have a substantial adverse effect on a scenic vista?

Skyline Heights Project EIR Findings: **Significant and Unavoidable Impact**. The SHP EIR found that construction and operation of the SHP would permanently alter the viewshed at the site and views of scenic resources in the local area. Therefore, the SHP EIR identified significant and unavoidable impacts relative to views and scenic vistas. (Corona, 2015, pp. 4.A-14 to 4.A-15)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The currently-proposed Project would result in reduced impacts to scenic vistas in comparison to the project evaluated in the SHP EIR. Specifically, the proposed Project would decrease the number of dwelling units by 16 (from 292 to 276 units). It also would reduce the area of physical disturbance, with the Approved Project affecting approximately 170.70 acres of the property, while the proposed Project would disturb only 151.8 acres on site and approximately 7.0 acres off site, with the off-site impact areas mostly comprising developed/disturbed/ornamental vegetation types. In general, the proposed Project's areas of disturbance would remain within the limits identified in the Approved Project. Furthermore, the proposed Project would increase open space (i.e., natural open space, manufactured slopes, drainage basins, and public/private parks) from 149.55 acres under the Approved Project to 182.48 acres under the proposed Project, which represents an increase of 22.0% compared to the Approved Project. Areas of additional open space include the southern portion of the property that is located at higher elevations. Moreover, the land uses proposed as part of the Project, including proposed residential and park uses, would be substantially

consistent with the project evaluated in the SHP EIR. Furthermore, future development on site would be subject to compliance with the development standards and design guidelines contained in the proposed Skyline Heights Specific Plan, whereas the Approved Project was not subject to any approved specific plans. Based on these considerations, it can be concluded that the currently-proposed Project would result in an overall reduction in impacts to scenic vistas as compared to the project evaluated in the SHP EIR.

Although the Project would result in reduced impacts to scenic vistas, consistent with the findings of the SHP EIR the currently-proposed Project still would result in a significant and unavoidable impacts to scenic vistas due to its location west of Chase Drive, a City-designated scenic corridor; due to the extensive amount of grading and landform alteration required on site; and due to adverse effects to views of the Santa Ana Mountains from Chase Drive. However, these impacts would be reduced in comparison to the project evaluated in the SHP EIR due to the increase in open space areas by approximately 22.0%, the reduction in the amount of grading required on site, the reduction in the number of proposed residential dwelling units from 292 to 276 units, and due to mandatory compliance with the development standards and design guidelines set forth in the proposed Skyline Heights Specific Plan. Therefore, the proposed Project would result in reduced impacts to scenic vistas as compared to the significant and unavoidable impacts previously identified by the SHP EIR, although these impacts would remain significant and unavoidable with implementation of the proposed Project.

Based on the foregoing analysis, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Skyline Heights Project EIR Findings: **Significant and Unavoidable Impact**. The SHP EIR found that although the SHP would alter the foothills of the Santa Ana Mountains, long-distance views of the mountains from Chase Avenue would remain. The SHP EIR found that there are no trees, rock outcroppings, or historic buildings designated in the area that would be affected by the SHP. Nonetheless, the SHP EIR found that due to the substantial modification of on-site topography and introduction of urban uses into an existing undeveloped area, impacts to scenic resources were disclosed as a significant and unavoidable impact. (Corona, 2015, pp. 4.A-15 to 4.A-16)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Consistent with the discussion presented above for Threshold a), the currently-proposed Project would result in reduced impacts to scenic resources in comparison to the project evaluated in the SHP EIR. Specifically, the proposed Project would decrease the number of dwelling units by 16 (from 292 to 276 units). It also would reduce the area of physical disturbance, with the Approved Project affecting approximately 170.70 acres of the property, while the proposed Project would disturb only 151.8 acres on site and approximately 7.0 acres off site, with the off-site impact areas mostly comprising developed/disturbed/ ornamental vegetation types. In general, the proposed Project's areas of disturbance would remain within the limits identified in the Approved Project. Furthermore, the proposed Project would increase open space (i.e., natural open space, manufactured slopes, drainage basins, and public/private parks) from 149.55 acres under the Approved Project to 182.48 acres under the proposed Project, which represents an increase of 22.0% compared to the Approved Project. Areas of additional open space include the southern portion of the property that is located at higher elevations. Moreover, the land uses proposed as part of the Project, including proposed residential and park uses, would be substantially consistent with the project

evaluated in the SHP EIR. Furthermore, future development on site would be subject to compliance with the development standards and design guidelines contained in the proposed Skyline Heights Specific Plan, whereas the Approved Project was not subject to any approved specific plans. Based on these considerations, it can be concluded that the currently-proposed Project would result in an overall reduction in impacts to scenic resources visible from a State scenic highway as compared to the project evaluated in the SHP EIR.

Although the Project would result in reduced impacts to scenic resources visible within a State scenic highway, consistent with the findings of the SHP EIR the currently-proposed Project still would result in a significant and unavoidable impacts to scenic resources visible from a State scenic highway. Impacts to scenic highways would occur due to the Project site's location west of Chase Drive, a City-designated scenic corridor; the extensive amount of grading and landform alteration required on site; and adverse effects to views of the Santa Ana Mountains from Chase Drive. However, these impacts would be reduced in comparison to the project evaluated in the SHP EIR due to the increase in open space areas by approximately 22.0%, the reduction in the amount of grading required on site, the reduction in the number of proposed residential dwelling units from 292 to 276 units, and due to mandatory compliance with the development standards and design guidelines set forth in the proposed Skyline Heights Specific Plan. Therefore, the proposed Project would result in reduced impacts to scenic resources visible within a State scenic highway as compared to the significant and unavoidable impacts previously identified by the SHP EIR, although these impacts would remain significant and unavoidable with implementation of the proposed Project.

Based on the foregoing analysis, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

c) In non-urbanized areas, would the Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?

Skyline Heights Project EIR Findings: **Significant and Unavoidable Impact**. The SHP EIR found that implementation of the SHP would alter the topography of the foothills of the Santa Ana Mountains. In addition, the SHP EIR found that the existing views would be altered with the development of 292 single-family residences. While the SHP EIR found that the SHP would incorporate project design features to minimize impacts, such as the clustering of residences, the SHP EIR found that the SHP would alter the visual character or quality of the site and its surroundings. Therefore, the SHP EIR found that the SHP would result in a significant and unavoidable impact to the visual character and quality of the site. (Corona, 2015, pp. 4.A-16 to 4.A-21)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The proposed Project would result in a substantial change to the visual character or quality of public views of the site and surroundings due to the extensive amount of grading required to implement the Project and due to the substantial change in the site's character from open space to that of a master-planned residential community. However, the currently-proposed Project would result in reduced impacts related to visual character and quality as compared to the project evaluated in the SHP EIR. Specifically, the proposed Project would decrease the number of dwelling units by 16 (from 292 to 276 units). It also would reduce the area of physical disturbance, with the Approved Project affecting approximately 170.70 acres of the property, while the proposed Project would disturb only 151.8 acres on site and

approximately 7.0 acres off site, with the off-site impact areas mostly comprising developed/disturbed/ ornamental vegetation types. In general, the proposed Project's areas of disturbance would remain within the limits identified in the Approved Project. Furthermore, the proposed Project would increase open space (i.e., natural open space, manufactured slopes, drainage basins, and public/private parks) from 149.55 acres under the Approved Project to 182.48 acres under the proposed Project, which represents an increase of 22.0% compared to the Approved Project. Areas of additional open space include the southern portion of the property that is located at higher elevations. Moreover, the land uses proposed as part of the Project, including proposed residential and park uses, would be substantially consistent with the project evaluated in the SHP EIR. Furthermore, future development on site would be subject to compliance with the development standards and design guidelines contained in the proposed Skyline Heights Specific Plan, whereas the Approved Project was not subject to any approved specific plans. Based on these considerations, the currently-proposed Project would result in an overall reduction in impacts to scenic resources visible from a State scenic highway as compared to the project evaluated in the SHP EIR.

Although the Project would result in reduced impacts compared to the project evaluated by the SHP EIR, consistent with the findings of the SHP EIR, the currently-proposed Project still would result in a significant and unavoidable impacts to scenic resources visible from a State scenic highway. Impacts to scenic highways would occur due to the Project site's location west of Chase Drive, a City-designated scenic corridor; the extensive amount of grading and landform alteration required on site; and adverse effects to views of the Santa Ana Mountains from Chase Drive. However, these impacts would be reduced in comparison to the project evaluated in the SHP EIR due to the increase in open space areas by approximately 22.0%, the reduction in the amount of grading required on site, the reduction in the number of proposed residential dwelling units from 292 to 276 units, and due to mandatory compliance with the development standards and design guidelines set forth in the proposed Skyline Heights Specific Plan. Therefore, the proposed Project would result in reduced impacts to scenic resources visible within a State scenic highway as compared to the significant and unavoidable impacts previously identified by the SHP EIR, although these impacts would remain significant and unavoidable with implementation of the proposed Project.

Based on the foregoing analysis, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

d) Would the Project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not create substantial light or glare which would adversely affect views in the area. Therefore, the SHP EIR found that the SHP would result in less-than-significant impacts with respect to light and glare.

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The Project site does not currently generate significant light or glare under existing conditions. Existing sources of light and glare in the surrounding area are mainly from exterior lighting associated with residential properties to the north and east and associated street lighting. The ambient nighttime lighting in the vicinity is typical of residential neighborhoods.

Consistent with the project evaluated in the SHP EIR, the proposed Project would introduce new sources of light due to the construction of 276 residential units, seven public/private parks, and streetlights along proposed on-

site roadways. These new light sources would include residential lighting on the houses, security lighting in yards and garages, streetlights, and vehicle headlights from Project-related traffic. The exteriors of the proposed homes are expected to be finished with a mix of materials such as stucco, brick, wood, and tile, similar to other existing homes in the area. At night, interior lighting and vehicle movement on the new streets would contribute additional light. However, and consistent with the findings of the SHP EIR, interior lighting from the residences is generally small-scale and well-contained, meaning it would not significantly affect nearby properties. Also consistent with the findings of the SHP EIR, the movement of vehicles within the development would be partially shielded by buffer walls and landscaping between the Project site and neighboring properties. Moreover, the total amount of lighting required on site would be reduced in comparison to what was assumed by the SHP EIR due to the reduction in the number of dwelling units from 292 dwelling units under the approved TTM 36544 to 276 dwelling units under the proposed TTM 36544R1.

Regarding street lighting, the City of Corona's Municipal Code specifies standards for the design, placement, and operation of public lighting. It mandates that all lighting must be directed downward to minimize spillover onto adjacent properties, sensitive areas, and open space. This regulation ensures that any new development complies with lighting standards to prevent significant light pollution. Therefore, adherence to these guidelines, which are enforced during the approval process for the Project, would help minimize any potential impacts from street lighting.

In summary, the site is currently vacant and does not produce glare. Consistent with the findings of the SHP EIR, while the addition of new sources of lighting and reflective surfaces, such as windows, vehicles, and rooftops, may introduce new sources of light and glare to the Project area, due to the distance from neighboring homes, the site's natural topography, and the similar lighting characteristics of the surrounding residential areas, impacts due to light and glare would be less than significant and reduced in comparison to the project evaluated in the SHP EIR. Based on the foregoing analysis, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

2.2 Agriculture/Forestry Resources

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

ENVIRONMENTAL ANALYSIS

a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

d) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

e) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that the SHP would not directly convert or otherwise result in the conversion of any existing agricultural land to non-agricultural uses, or forest land to non-forest use, and would not trigger a significant impact per the Land Evaluation and Site Assessment (LESA) Model. As such, the SHP EIR found that impacts related to conversion of farmland and forest land would be less than significant. (Corona, 2015, pp. 4.O-5 to 4.O-7)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** No land designated as forest land exists within the Project boundaries, and therefore, implementation of the proposed Project would not directly convert any forest land to a non-forest use. Additionally, although the Cleveland National Forest is located to the west and south of the Project site, the proposed development would not affect any forest land or forestry resources. As such, and consistent with the findings of the SHP EIR, impacts related to the conversion of forest land would be less than significant.

The general conditions at the Project site have not substantially changed since with SHP EIR was certified. Based on the LESA model that was included as Appendix B to the SHP EIR, the final LESA score for the Project site was calculated at 21.79 points out of a possible 100 points, with a Land Evaluation score of 6.79 and a Site Assessment

score of 15.00. The total LESA score is between 0 and 39 points, and both of the scores associated with the Land Evaluation factors and the Site Assessment factors were below the threshold of 20 points, indicating that soils on the Project site are not considered to comprise Farmland. Therefore, and consistent with the conclusion reached by the SHP EIR, the proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use, and impacts would be less than significant. Additionally, due to the lack of agricultural activities in the local area, the Project also would have no potential to result in indirect impacts to existing agricultural uses, and as such impacts due to the conversion of Farmland to a non-agricultural use also would be less than significant.

Based on the foregoing analysis, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

c) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 1220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that the SHP would not conflict with existing zoning for agricultural uses or forest land or a Williamson Act contract, and concluded that impacts in this regard would be less than significant. (Corona, 2015, pp. 4.O-7 and 4.O-8)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The Project site is currently zoned Single-Family Residential (R-1-7.2), with a minimum lot size of 7,200 square feet. No portion of the Project site currently is zoned for agricultural or forestry uses, and the proposed Skyline Heights Specific Plan would not result in any changes to the site's existing zoning classifications. Additionally, no lands surrounding the Project site are zoned primarily for agricultural uses under existing conditions. Therefore, the proposed Project would not conflict with zoning for agricultural use and would not conflict with existing zoning of forest land, timberland, or timberland zoned Timberland Production. Accordingly, and consistent with the findings of the SHP EIR, Project impacts due to a conflict with existing zoning for agricultural or forestry uses would be less than significant.

According to mapping information available from Riverside County Geographic Information Systems (GIS), no portion of the Project site is located within an Agricultural Preserve. The nearest lands located within an Agricultural Preserve occur approximately 642 feet to the south of the southeastern corner of the Project site (Tin Mine Canyon 1 Agricultural Preserve). Under the State Williamson Act, only lands within a County-adopted Agricultural Preserve are eligible for a Williamson Act contract. Accordingly, the Project site is not subject to any Williamson Act contracts, and the Project therefore would have no potential to conflict with any Williamson Act contracts affecting the Project site. Additionally, although the Tin Mine Canyon 1 Agricultural Preserve is located approximately 642 feet south of the Project site, a review of aerial photographs shows that these lands only appear to be used for dryland farming. Due to the distance between the Project site and the Tin Mine Canyon 1 Agricultural Preserve and because agricultural activities within the Tin Mine Canyon 1 Agricultural Preserve are limited to dryland farming, the residential uses proposed as part of the Project would have no potential to result in a conflict with existing agricultural uses within the Tin Mine Canyon 1 Agricultural Preserve. Consistent with the findings of the SHP EIR, impacts would be less than significant. (RCIT, n.d.; Google Earth, 2024)

Based on the foregoing analysis, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

2.3 Air Quality

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including release of emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e. Create objectionable odors that would affect a substantial number of people?	☐	☐	☐	☒
f. Conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan and municipal code) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Environmental Analysis

In order to evaluate the proposed Project's potential to result in significant air quality impacts, a Project-specific technical study was prepared for the Project by Urban Crossroads, Inc. (herein, "UC"). This report is titled, "Skyline Heights Air Quality and Greenhouse Gas Assessment" (herein, "AQ/GHG Assessment"), is dated February 14, 2024, and is included as *Technical Appendix C* to this EIR Addendum (UC, 2024). It should be noted that the Project's AQ/GHG Assessment evaluates the Project's potential air quality and greenhouse gas (GHG) emissions assuming buildout of the 276 dwelling units accommodated by proposed TTM 36544R1. Furthermore, environmental effects associated with development of the Project site with up to 292 dwelling units previously were fully evaluated as part of the SHP EIR. Accordingly, the focus of this subsection is on the current Project's potential impacts due to air quality emissions in comparison to what was evaluated and disclosed by the SHP EIR based on a reduction in the number of proposed units from 292 units as evaluated by the SHP EIR to 276 units under the proposed Project.

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not conflict or obstruct implementation of the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP). Thus, the SHP EIR concluded that the SHP would result in a less-than-significant impact. (Corona, 2015, pp. 4.B-25 to 4.B-27)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The Project site is located within the South Coast Air Basin (SCAB), which is characterized by relatively poor air quality. The SCAQMD has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what use to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, as well as State and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet State and federal ambient air quality standards. Currently, these State and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of AQMPs to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. (UC, 2024, p. 20)

In December 2022, and subsequent to certification of the SHP EIR, the SCAQMD released the Final 2022 AQMP. The 2022 AQMP continues to evaluate current integrated strategies and control measures to meet the California Ambient Air Quality Standards (CAAQS), as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, State, and local levels. Similar to the 2012 AQMP that was evaluated by the SHP EIR, the 2022 AQMP incorporates scientific and technological information and planning assumptions, including the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS). The 2020-2045 RTP/SCS was approved on April 4, 2024, subsequent to certification of the SHP EIR, and is a planning document that supports the integration of land use and transportation to help the region meet the federal metropolitan planning organization (MPO) requirements under the Sustainable communities and Climate Protection Act. The proposed Project would be developed in accordance with all applicable rules and regulations contained in those plans. (UC, 2024, p. 20)

The Project's consistency with the AQMP will be determined using the 2022 AQMP. Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the 1993 CEQA Handbook. These indicators are discussed below. (UC, 2024, p. 20)

- ***Consistency Criterion No. 1****: Potential to result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations under this criterion refer to the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if Regional or localized significance thresholds were exceeded. As discussed under the analyses of Thresholds b), c), and d) below, the Project's Regional and localized construction and operational-source emissions would not exceed any of the

SCAQMD's Regional or localized significance thresholds. As such, the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. On the basis of the preceding discussion, the Project is determined to be consistent with the first criterion. (UC, 2024, pp. 20-21)

- ***Consistency Criterion No. 2****: Potential to exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2022 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in City of Corona General Plan is considered to be consistent with the AQMP. (UC, 2024, p. 21)

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with full disturbance of the portions of the site proposed for development occurring during construction activities. As such, when considering that no emissions thresholds would be exceeded, the Project's construction emissions would not exceed the assumptions in the AQMP. (UC, 2024, p. 21)

As previously shown on Figure 2, and as described herein in Subsection 1.1, the City of Corona previously approved GPA13-003, which redesignated the 249.39-acre Project site for "Low Density Residential (3-6 dwelling units/acre)" land uses. As noted above, the AQMP bases its growth forecasts, in part, on the land use designations provided in each local jurisdiction's General Plan. The site's adopted General Plan land use designation allows for development of the Project site at a maximum density of 3-6 dwelling units per acre (du/ac). Thus, based on the site's adopted General Plan land use designation, the AQMP assumed development of the 249.39-acre Project site with up to 1,496 dwelling units (249.39 acres x 6 du/ac = 1,496.34 du).

The Project Applicant is proposing a revision to the previously-approved Tentative Tract Map (TTM 36544R1), which would reduce the number of dwelling units allowed on site by 16 units, from 292 units under the Approved Project to 276 dwelling units under the proposed Project. Specifically, TTM 36544R1 would subdivide the Project site to provide for 92 single family-detached housing units on minimum 7,200 square foot lots, three custom single-family lots, 104 eight-cluster single-family detached housing units, and 77 four-cluster single-family detached housing units. The proposed 276 residential units would occur in the same general location as previously-approved 292 dwelling units, and all of the dwelling units that are proposed as part of TTM 36544R1 are located within the portions of the Project site that are designated by the General Plan for "Low Density Residential (3-6 dwelling units/acre)" and zoned for R-1-7.2 (single-family residential, 7,200 square-foot minimum lot size). The 276 dwelling units proposed under the Project is far less than the 1,496 dwelling units allowed on site based on the site's existing "Low Density Residential (3-6 dwelling units/acre)" land use designation.

Thus, given that the 2022 AQMP relies on growth inputs based on the existing General Plan land use designations for the various jurisdictions within the SCAB region, and because the proposed Project includes far fewer dwelling

units than otherwise is allowed based on the site's adopted "Low Density Residential (3-6 dwelling units/acre)" land use designation, the proposed Project would not exceed the assumptions in the 2022 AQMP based on the years of Project build-out phase. Accordingly, the proposed Project would be consistent with the 2022 AQMP based on this criterion.

Conclusion

Consistent with the conclusion reached by the SHP EIR, because the proposed Project is consistent with site's land use designations, would not exceed any applicable regional or local thresholds, and would not result in or cause NAAQS or CAAQS violations, the Project is therefore considered to be consistent with the 2022 AQMP and a less-than-significant impact is expected. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the region is nonattainment under an applicable federal or state ambient air quality standard (including release of emissions which exceed quantitative thresholds for ozone precursors)?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The regional significance analysis for construction and operational emissions as provided in the SHP EIR demonstrated that emissions would be below the regional significance thresholds. Therefore, the SHP EIR found that implementation of the SHP would not violate any air quality standard, would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is nonattainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), and would not contribute substantially to an existing or projected air quality violation. (Corona, 2015, pp. 4.B-27 to 4.B-32)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called "criteria" pollutants because the health and other effects of each pollutant are described in criteria documents. The six criteria pollutants are ozone (O_3) (precursor emissions include NO_X and reactive organic gases [ROG]), Carbon Monoxide (CO), particulate matter smaller than 10 microns (PM_{10}), particulate matter smaller than 2.5 microns ($PM_{2.5}$), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The Riverside County portion of the SCAB is designated as a nonattainment area for the federal O_3 and $PM_{2.5}$ standards and is also a nonattainment area for the State standards for O_3, PM_{10}, and $PM_{2.5}$. (UC, 2024, p. 6)

The SCAQMD has developed regional significance thresholds for criteria pollutants, as summarized in Table 3, *Maximum Daily Regional Emissions Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2023) indicate that any projects in the South Coast Air Basin (SCAB) with daily emissions that exceed any of the

indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. (UC, 2024, p. 10)

Table 3 Maximum Daily Regional Emissions Thresholds

Pollutant	Construction	Operations
NO_X	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM_{10}	150 lbs/day	150 lbs/day
$PM_{2.5}$	55 lbs/day	55 lbs/day
SO_X	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day

(UC, 2024, Table 1)

The proposed Project has the potential to exceed the SCAQMD Regional Thresholds during both near-term construction activities and long-term operation. Provided below is a discussion of the assumptions and modeling inputs for the Project's construction and operational phases, along with an evaluation as to whether the proposed Project would exceed any of the SCAQMD Regional thresholds identified in Table 3 and a comparison of the proposed Project's construction and operational emissions to the emission levels reported by the SHP EIR for the Approved Project.

Regional Construction-Related Emissions

Construction activities associated with the Project would result in emissions of VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$. Construction-related emissions are expected from the following construction activities: demolition, site preparation, grading/blasting, building construction, paving, and architectural coating. Each is briefly discussed below. (UC, 2024, pp. 11-12)

Construction Modeling Inputs and Assumptions

Grading Activities

Dust is typically a major concern during grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). The California Emissions Estimator Model (CalEEMod) was utilized to calculate fugitive dust emissions resulting from this phase of activity. Per client provided data, this analysis assumes that earthwork activities are expected to balance on site and no import or export of soils would be required.

Blasting Activities

The Project site may require blasting. While the need for blasting is not known at this point, the emissions effects of blasting are included in this analysis. For modeling purposes, it is anticipated no more than two blasting events could occur per day for logistics and safety reasons. The estimated emissions of NO_X, CO, and SO_X from explosives used for blasting were determined using emission factors in Section 13.3 (Explosives Detonation) of AP-42, *Compilation of Air Emissions Factors from Stationary Sources*, and PM_{10} and $PM_{2.5}$ emissions were determined using Section 11.9 of AP-42. According to AP-42, "Unburned hydrocarbons also result from explosions, but in most instances, methane is the only species that has been reported"; methane is not a VOC, and a methane emission

factor has not been determined for ammonium nitrate/fuel oil (ANFO). While equipment emissions are included in overall construction emission estimates blasting activities would limit onsite activity for safety reasons and no other significant activities would occur on the same day other than a few pieces of equipment supporting the blasting activity. Blast emissions are based on a maximum of 1-ton ANFO per day for CO, NO_X, and SO_2, PM_{10}, and $PM_{2.5}$ emissions estimates are conservative and assuming the entire 123.0 acres of the Project site proposed for grading as the blast areas. Blasting is anticipated to result in 0.84 pounds (lbs.) of CO, 0.21 lbs. of NO_X, 0.03 lbs. of SO_2, 10.3 lbs. of PM_{10}, and 6.12 lbs. of $PM_{2.5}$ per day. (UC, 2024, p. 12)

On-Road Trips

Construction generates on-road vehicle emissions from vehicle usage for workers, vendors, and haul trucks commuting to and from the site. Worker and hauling trips are based on the CalEEMod defaults. It should be noted that for vendor trips, specifically, CalEEMod only assigns vendor trips to the Building Construction phase. Vendor trips would likely occur during all phases of construction. As such, the CalEEMod defaults for vendor trips have been adjusted based on a ratio of the total vendor trips to the number of days of each subphase of activity. (UC, 2024, p. 12)

Construction Duration

For purposes of analysis, construction of Project is expected to commence in January 2025 and would last through December 2028, as summarized in Table 4, *Construction Duration*. The construction schedule utilized in the analysis represents a "worst-case" analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent[2]. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per CEQA Guidelines. (UC, 2024, pp. 12-13)

Table 4 Construction Duration

Phase Name	Start Date	End Date	Days
Demolition	1/7/2025	1/13/2025	5
Site Preparation	1/14/2025	2/21/2025	29
Grading/Blasting	2/24/2025	2/27/2026	265
Building Construction	3/2/2026	12/29/2028	740
Paving	2/28/2028	12/29/2028	220
Architectural Coating	4/26/2027	12/29/2028	440

(UC, 2024, Table 3)

Construction Equipment

As shown on Table 5, *Construction Equipment*, equipment based on Project Applicant provided data have been used. Consistent with industry standards and typical construction practices, each piece of equipment will operate up to a total of eight (8) hours per day, or more than two-thirds of the period during which construction activities are allowed pursuant to the code. (UC, 2024, p. 13)

[2] As shown in the CalEEMod User's Guide Version 2022.1, Section 4.3 "Off-Road Equipment" as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

Table 5 Construction Equipment

Activity	Equipment	Amount	Hours Per Day
Demolition	Concrete/Industrial Saws	1	8
	Excavators	2	8
	Rubber Tired Dozers	1	8
Site Preparation	Rubber Tired Dozers	1	8
	Crawler Tractors	2	8
Grading	Excavators	3	8
	Graders	2	8
	Rubber Tired Dozers	2	8
	Scrapers	8	8
	Crawler Tractors	4	8
Building Construction	Cranes	2	8
	Forklifts	5	8
	Generator Sets	2	8
	Tractors/Loaders/Backhoes	5	8
	Welders	2	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8
Architectural Coating	Air Compressors	1	8

(UC, 2024, Table 4)

Regional Construction Emissions Summary

The proposed Project's estimated maximum daily construction emissions without mitigation are summarized in Table 6, *Proposed Project Regional Construction Emissions Summary*. Detailed construction model outputs are presented in Attachment A to the Project's AQ/GHG Assessment (*Technical Appendix C*). Under the assumed scenarios, emissions resulting from construction of the proposed Project would not exceed thresholds established by the SCAQMD for emissions of any criteria pollutant. Therefore, and consistent with the findings of the SHP EIR, the proposed Project would result in less-than-significant regional air quality impacts during construction and no mitigation would be required. (UC, 2024, p. 14)

For purposes of disclosure, Table 7, *Original Project Construction Emissions Summary*, shows the construction emissions summary for the Approved Project as reported by the SHP EIR, while Table 8, *Comparison of Regional Construction Emissions – Approved Project vs. Proposed Project*, compares the proposed Project's regional construction emissions to the regional construction emissions reported by the SHP EIR for the Approved Project. As shown, in comparison to the Approved Project, the proposed Project would result in a slight decrease in daily construction emissions of VOC, NO_X, and $PM_{2.5}$, and would result in a slight increase in daily emissions of CO, SO_2, and PM_{10}. The increase in emissions of CO, SO_2, and PM_{10} likely is the result of changes to the CalEEMod emission factors and modeling assumptions, given that there has been no change in the Project's construction-related characteristics other than a reduction in areas proposed for grading and a reduction in the number of proposed dwelling units. Additionally, the proposed Project's emissions of CO, SO_2, and PM_{10} would be far below the SCAQMD Regional thresholds for these pollutants, as shown in Table 6. Accordingly, and consistent with the conclusion reached by the SHP EIR, construction-related Regional air quality emissions associated with the proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and would not result in a cumulatively-considerable net increase of any criteria pollutant for

Table 6 Proposed Project Regional Construction Emissions Summary

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
2025	10.18	92.17	84.19	0.19	11.20	5.99
2026	2.57	20.70	32.53	0.05	2.24	1.05
2027	12.28	20.90	34.75	0.05	2.45	1.07
2028	12.93	26.56	45.03	0.07	2.82	1.28
Winter						
2025	10.17	92.21	83.29	0.19	11.20	5.99
2026	9.68	84.49	81.04	0.19	10.85	5.66
2027	12.25	20.99	32.83	0.05	2.45	1.07
2028	12.89	26.65	43.01	0.07	2.82	1.28
Maximum Daily Emissions	**12.93**	**92.21**	**84.19**	**0.19**	**11.20**	**5.99**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

[1]PM_{10} and $PM_{2.5}$ source emissions reflect 3x daily watering per SCAQMD Rule 403 for fugitive dust.
(UC, 2024, Table 5)

Table 7 Original Project Construction Emissions Summary

Source	Emissions (pounds per day)					
	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation	5.34	56.98	43.77	0.04	1.18	6.77
Grading	6.89	79.15	52.1	0.06	7.24	4.97
Paving	2.15	22.45	15.67	0.02	1.43	1.21
Building Construction	3.68	29.19	26.02	0.05	3.2	2.09
Architectural Coatings	54.9	1.59	2.59	0.01	0.33	0.16
Maximum Daily Emissions[a]	**54.9**	**79.15**	**52.1**	**0.06**	**7.24**	**6.77**
Significance Threshold	75	100	550	150	150	55
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

a. The maximum daily emissions refer to the maximum emissions that would occur in one day; it was assumed that the grading activities do not occur at the same time as the other construction activities; therefore, their emissions are not summed.
(Corona, 2015, Table 4.B-6)

Table 8 Comparison of Regional Construction Emissions – Approved Project vs. Proposed Project

Source	Emissions (pounds per day)					
	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Proposed Project	12.93	92.21	84.19	0.19	11.20	5.99
Approved Project	54.9	79.15	52.1	0.06	7.24	6.77
Net Emissions (Proposed – Approved)	**-41.97**	**-13.06**	**+32.09**	**+0.13**	**+3.96**	**-0.78**

which the region is nonattainment under an applicable federal or State ambient air quality standard. Impacts would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

Regional Operational-Related Emissions

Proposed Project Regional Operational Emissions Summary

Operational activities associated with the Project would result in emissions of VOCs, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$. Operational-related emissions are expected from the following primary sources: area source emissions, energy source emissions, and mobile source emissions. (UC, 2024, p. 15)

The Project-related operational air quality impacts primarily would result from vehicle trips generated by the Project. Trip characteristics available from the Project's Traffic Analysis ("TA"; included herein as *Technical Appendix J*) were utilized in the analysis. (UC, 2024, p. 15)

The estimated operation-source emissions for the proposed Project are summarized in Table 9, *Proposed Project Regional Operational Emissions Summary*. Detailed operation model outputs are presented in Attachment A to the Project's AQ/GHG Assessment (*Technical Appendix C*). As shown on Table 9, operational-source emissions associated with the proposed Project would not exceed the applicable SCAQMD regional thresholds for emissions of any criteria pollutant. Thus, and consistent with the finding reached by the SHP EIR, long-term operation of the proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, and impacts would be less than significant. (UC, 2024, p. 15)

Table 9 Proposed Project Regional Operational Emissions Summary

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Mobile Source	10.27	10.55	103.14	0.28	25.80	6.68
Area Source	14.07	4.73	17.63	0.03	0.38	0.38
Energy Source	0.15	2.48	1.05	0.02	0.20	0.20
Total Maximum Daily Emissions	**24.49**	**17.76**	**121.83**	**0.33**	**26.37**	**7.25**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
Winter						
Mobile Source	9.68	11.31	85.55	0.26	25.80	6.68
Area Source	12.71	4.58	1.95	0.03	0.37	0.37
Energy Source	0.15	2.48	1.05	0.02	0.20	0.20
Total Maximum Daily Emissions	**22.53**	**18.37**	**88.56**	**0.31**	**26.37**	**7.25**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

(UC, 2024, Table 7)

Skyline Heights EIR Regional Operational Emissions Summary

As previously noted, the SHP EIR assumed development of the Project site with up to 292 single-family residential dwelling units. Table 10, *SHP EIR Regional Operational Emissions Summary*, shows the Regional emissions summary for the Approved Project as reported by the SHP EIR. As shown in Table 10, the SHP EIR determined that

Table 10 SHP EIR Regional Operational Emissions Summary

Source	Emissions (pounds per day)					
	VOC	NO_X	CO	SO_2	PM_{10}	PM2.5
Area	12.70	0.28	24.09	0.00	0.46	0.46
Energy	0.23	1.97	0.84	0.01	0.16	0.16
Mobile	8.43	23.08	91.35	0.31	21.69	6.08
Maximum Daily Emissions[a]	21.36	25.33	116.28	0.33	22.31	6.70
Significance Threshold	55	55	550	150	150	55
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

a The maximum daily emissions refer to the maximum emissions that would occur in one day.
(Corona, 2016, Table 4.8-7)

the Approved Project's operational-related emissions would be below all of the SCAQMD Regional thresholds of significance. Thus, the SHP EIR concluded that the Approved Project would have a less-than-significant impact due to regional air quality emissions.

Approved Project Updated Regional Emissions Summary

The Regional air quality emissions calculations presented in the SHP EIR were based on CalEEMod version 2013.2.2. Since preparation of the Draft SHP EIR, the CalEEMod software has undergone numerous updates to more accurately calculate air quality emissions for development projects. Accordingly, the Regional air quality emissions for the Approved Project were calculated with CalEEMod version 2022.1.1.21, which was released by the California Air Pollution Control Officers Association (CAPCOA) in 2022. The updated calculations were prepared in order to present a comparison between the air quality emissions associated with the Approved Project and the proposed Project using the same version of the CalEEMod modeling software, which is an "apples to apples" comparison, and uses the most accurate and current information. Table 11, *Updated Approved Project Regional Operational Emissions*, presents the Approved Project's Regional air quality emissions based on CalEEMod version 2022.1.1.21 and buildout of the Project site with 292 single-family residential dwelling units[3]. Detailed operation model outputs for the Approved Project are presented in Attachment B to the Project's AQ/GHG Assessment (*Technical Appendix C*). (UC, 2024, p. 15)

Regional Operational Emissions Comparison – Approved Project vs. Proposed Project

Table 12, *Regional Emissions Comparison – SHP EIR vs. Proposed Project*, presents a comparison between the Regional operational emissions reported by the SHP EIR to the proposed Project's emissions. As shown, the proposed Project would result in a slight reduction in emissions of VOC and NO_X, and a slight increase in emissions of CO, SO_X, PM_{10}, and $PM_{2.5}$. The increase in emissions of CO, SO_X, PM_{10}, and $PM_{2.5}$ likely is the result of changes to the CalEEMod emission factors and modeling assumptions, given that there has been no change in the Project's operational-related characteristics other than a reduction in the number of proposed dwelling units from 292 units under the Approved Project to 276 units[3] under the proposed Project. However, the proposed Project's emissions

[3] It should be noted that although the Project Applicant is proposing to develop the site with only 276 dwelling units, the Project's AQ/GHG Assessment assumes the Project site would be developed with up to 292 dwelling units; thus, the Project's AQ/GHG Analysis provides a "worst-case" analysis of the Project's potential impacts due to air quality and greenhouse gas emissions.

Table 11 Updated Approved Project Regional Operational Emissions

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Mobile Source	10.91	11.21	109.58	0.30	27.41	7.10
Area Source	14.89	5.00	18.66	0.03	0.40	0.40
Energy Source	0.15	2.62	1.12	0.02	0.21	0.21
Total Maximum Daily Emissions	**25.96**	**18.83**	**129.36**	**0.35**	**28.02**	**7.71**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
Winter						
Mobile Source	10.28	12.02	90.90	0.28	27.41	7.10
Area Source	13.44	4.84	2.06	0.03	0.39	0.39
Energy Source	0.15	2.62	1.12	0.02	0.21	0.21
Total Maximum Daily Emissions	**23.88**	**19.49**	**94.07**	**0.33**	**28.01**	**7.70**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

(UC, 2024, Table 6)

Table 12 Regional Emissions Comparison – SHP EIR vs. Proposed Project

Source	Peak Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Proposed Project	24.49	18.37	121.83	0.33	26.37	7.25
Approved Project	54.90	79.15	52.10	0.06	7.24	6.77
Net Emissions (Proposed - Approved)	**-30.41**	**-60.78**	**+69.73**	**+0.27**	**+19.13**	**+0.48**

of CO, SO_X, PM_{10}, and $PM_{2.5}$ would be far below the SCAQMD Regional thresholds for these pollutants, as shown in Table 9.

Table 13, *Updated Emissions Comparison – Approved Project vs. Proposed Project*, presents a comparison of the air quality emissions associated with the Approved Project and the proposed Project using the same version of the CalEEMod modeling software. As shown, and would be expected from the less intense Project, the proposed Project is anticipated to generate fewer emissions per day for VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ as compared to emissions generated by the Approved Project. (UC, 2024, p. 16)

Conclusion - Regional Operational Emissions

As demonstrated in Table 9 and Table 13, the proposed Project would result in Regional air quality emissions that are well below the SCAQMD Regional thresholds of significance, and when comparing emissions between the Approved Project and proposed Project using the same version of the CalEEMod modeling software, the proposed Project would result in a reduction in emissions of all criteria air pollutants. Accordingly, and consistent with the conclusion reached by the SHP EIR, operational-related Regional air quality emissions associated with the proposed Project would not violate any air quality standard or contribute substantially to an existing or projected

Table 13 Updated Emissions Comparison – Approved Project vs. Proposed Project

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Proposed Project	24.49	17.76	121.83	0.33	26.37	7.25
Approved Project	25.96	18.83	129.36	0.35	28.02	7.71
Net Emissions (Proposed - Approved)	**-1.47**	**-1.08**	**-7.52**	**-0.02**	**-1.64**	**-0.45**
Winter						
Proposed Project	22.53	18.37	88.56	0.31	26.37	7.25
Approved Project	23.88	19.49	94.07	0.33	28.01	7.70
Net Emissions (Proposed - Approved)	**-1.35**	**-1.12**	**-5.52**	**-0.02**	**-1.64**	**-0.45**

(UC, 2024, Table 8)

air quality violation and would not result in a cumulatively-considerable net increase of any criteria pollutant for which the region is nonattainment under an applicable federal or State ambient air quality standard. Impacts would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

d) Would the Project expose sensitive receptors to substantial pollutant concentrations?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not expose sensitive receptors to substantial pollutant concentrations during operational or construction activities. The SHP EIR found that construction and operation of the SHP would not result in emissions that exceed the localized significance thresholds, and that the SHP would not cause or contribute to the formation of CO hotspots. The SHP EIR also found that construction and operation of the SHP would not expose sensitive receptors to substantial sources of Toxic Air Contaminant (TAC) emissions. Therefore, the SHP EIR found that construction and operation of the SHP would be less than significant. (Corona, 2015, pp. 4.B-32 to 4.B-35)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** During both construction and operation, the Project has the potential to expose nearby sensitive receptors to substantial pollutant concentrations. The following provides an analysis based on the applicable Localized Significance Thresholds (LSTs) established by the State of California and SCAQMD and an analysis of the Project's potential to result in or contribute to CO "hot spots."

Localized Significance Thresholds

The analysis of Project impacts due to localized emissions uses the methodology included in the SCAQMD Final Localized Significance Threshold Methodology (LST Methodology). The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or State ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs). The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental

Justice Initiative I-4[4]. 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 sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses. (UC, 2024, p. 17)

Sensitive Receptors

The SCAQMD recommends that the nearest sensitive receptor be considered when determining a project's potential to cause an individual or cumulatively significant impact. The nearest land use where an individual could remain for 24 hours to the Project site has been used to determine localized construction and operational air quality impacts for emissions of PM_{10} and $PM_{2.5}$ (since PM_{10} and $PM_{2.5}$ thresholds are based on a 24-hour averaging time). The nearest receptor used for evaluation of localized impacts of PM_{10} and $PM_{2.5}$ is location R3 represented by the existing residence at 1490 Clearview Circle, approximately 53 feet (16 meters) east of the Project site (refer to Figure 8, *Sensitive Receptor Locations*). (UC, 2024, p. 17)

Consistent with LST Methodology, the nearest industrial/commercial use to the Project site is used to determine construction and operational LST air impacts for emissions of NO_X and CO as the averaging periods for these pollutants are shorter (8 hours or less) and it is reasonable to assume that an individual could be present at these sites for periods of one to 8 hours. Based on review of the Project area, construction activity surrounds the Project site. As such, it can be assumed that an individual can be present at these construction areas for a period of 8 hours. It should be noted that the existing residence (Location R3 as shown on Figure 8) is located at a closer distance than the nearest industrial/commercial use. As such, Location R3 also was be used for evaluation of localized NO_X and CO impacts. (UC, 2024, p. 17)

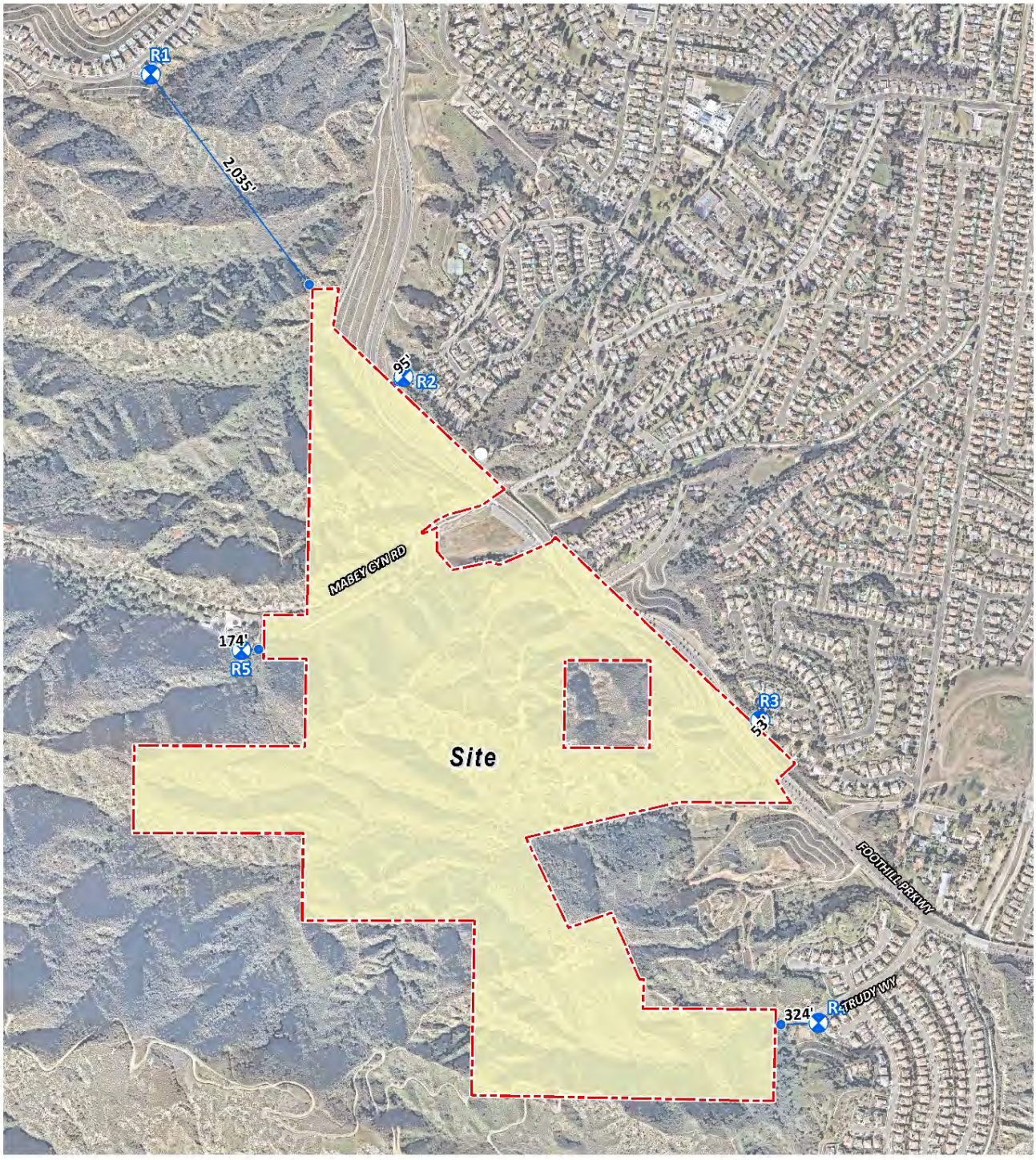
It should be noted that the LST Methodology explicitly states that "It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters." As such, a 25-meter distance has been used for evaluation of localized PM_{10}, $PM_{2.5}$, NO_X, and CO. (UC, 2024, pp. 17-18)

Localized Construction Emissions

Table 14, *Project Localized Construction Emissions*, identifies the localized impacts at the nearest receptor location in the vicinity of the Project. Outputs from the model runs for construction LSTs are provided in Attachment A to the Project's AQ/GHG Assessment (*Technical Appendix C*). For analytical purposes, emissions associated with peak demolition, site preparation, and grading activities are considered for purposes of LSTs since these phases represent the maximum localized emissions that would occur. Any other construction phases of development that overlap would result in less emissions and consequently less impacts than what is disclosed herein. As shown in Table 14, emissions resulting from construction of the proposed Project would not exceed the numerical thresholds of significance established by the SCAQMD for any criteria pollutant. Thus, and consistent with the

[4] The purpose of SCAQMD's Environmental Justice program is to ensure that everyone has the right to equal protection from air pollution and fair access to the decision-making process that works to improve the quality of air within their communities. Further, the SCAQMD defines Environmental Justice as "…equitable environmental policymaking and enforcement to protect the health of all residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, from the health effects of air pollution."

Figure 8 Sensitive Receptor Locations



(UC, 2024, Exhibit 2)

Table 14 Project Localized Construction Emissions

On-Site Emissions	Emissions (lbs/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Demolition				
Maximum Daily Emissions	12.29	11.39	0.93	0.52
SCAQMD Localized Threshold	92	508	3	2
Threshold Exceeded?	**No**	**No**	**No**	**No**
Site Preparation				
Maximum Daily Emissions	14.19	12.46	2.75	1.61
SCAQMD Localized Threshold	144	841	5	4
Threshold Exceeded?	**No**	**No**	**No**	**No**
Grading				
Maximum Daily Emissions	91.70	80.44	10.51	5.82
SCAQMD Localized Threshold	270	1,700	12	8
Threshold Exceeded?	**No**	**No**	**No**	**No**

(UC, 2024, Table 9)

conclusion reached by the SHP EIR, a less-than-significant impact would occur for localized Project-related construction-source emissions and no mitigation is required. (UC, 2024, p. 19)

For purposes of disclosure, Table 15, *SHP EIR Construction-Related Localized Emissions Summary*, provides a summary of the Approved Project's localized emissions as reported by the SHP EIR. Table 16, *Construction-Related Localized Emissions Comparison – SHP EIR vs. Proposed Project*, provides a comparison between the proposed Project's construction-related localized emissions in comparison to what was disclosed for the Approved Project by the SHP EIR. As shown, the proposed Project would result in a slight increase in localized emissions of NO_X, CO, and PM_{10}, and would result in reduced localized emissions of $PM_{2.5}$. The increase in emissions of NO_X, CO, and PM_{10} likely is the result of changes to the CalEEMod emission factors and modeling assumptions, given that there has been no change in the Project's construction-related characteristics other than a reduction in areas proposed for grading and a reduction in the number of proposed dwelling units. Additionally, the proposed Project's emissions of NO_X, CO, and PM_{10}, and $PM_{2.5}$ would be below the SCAQMD LSTs for these pollutants, as shown in c)Table 6. On this basis, and consistent with the conclusion reached by the SHP EIR, Project-related construction emissions would not expose sensitive receptors to substantial pollutant concentrations, and the Project's impacts due to localized emission impacts would be less than significant. (UC, 2024, p. 19)

Localized Operational Emissions

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no LST analysis is needed for operations. Although the SHP EIR did include calculations of the Approved Project's operational localized emissions in comparison to the LSTs, which showed that operational-related localized emissions would be below all of the SCAQMD operational LSTs, because the Project does not include any stationary sources or mobile sources associated with long periods of queuing, an updated analysis of the proposed Project's operational-related localized impacts is not

Table 15 SHP EIR Construction-Related Localized Emissions Summary

Activity	Onsite Emissions (pounds per day)			
	NO_X	CO	PM_{10}	PM2.5
Site Preparation	56.89	42.63	0.98	6.71
Grading	79.05	50.84	7.02	4.91
Paving	22.39	14.82	1.26	1.16
Building Construction	26.41	18.13	1.78	1.67
Architectural Coating	1.53	1.82	0.09	0.09
Maximum Daily Emissions [a]	**79.05**	**50.84**	**7.02**	**6.71**
Localized Significance Threshold	**270**	**1,700**	**12**	**8**
Exceed Threshold?	**No**	**No**	**No**	**No**

[a] *Each of the above activities does not occur at the same time; therefore, the maximum daily emissions represent the maximum emissions that would occur in one day.*

(Corona, 2015, Table 4.B-8)

Table 16 Construction-Related Localized Emissions Comparison – SHP EIR vs. Proposed Project

Source	Maximum Daily Localized Emissions (lbs/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Proposed Project	91.70	80.44	10.51	5.82
Approved Project	79.05	50.84	7.02	6.71
Net Localized Emissions (Proposed - Approved)	**+12.65**	**+29.60**	**+3.49**	**-0.89**

warranted. Notwithstanding, given that the proposed Project would include 276 single-family residential dwelling units, or 16 fewer dwelling units than the 292 dwelling units evaluated by the SHP EIR, it can be concluded that the proposed Project's localized operational emissions would be slightly less than the localized emissions associated with the Approved Project. Therefore, and consistent with the conclusion reached by the SHP EIR, Project-related construction emissions would not expose sensitive receptors to substantial pollutant concentrations, and the Project's impacts due to localized emission impacts would be less than significant. (UC, 2024, p. 19)

CO "Hot Spot" Analysis

As discussed below, the Project would not result in potentially adverse CO concentrations or "hot spots." An adverse CO concentration, known as a "hot spot", would occur if an exceedance of the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9 ppm were to occur (UC, 2024, p. 23).

It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment. (UC, 2024, p. 23)

To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO "hot spot" analysis was conducted in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods[5]. This "hot spot" analysis did not predict any exceedance of the 1-hour (20.0 ppm) or 8-hour (9.0 ppm) CO standards, as shown on Table 10 of the Project's AQ/GHG Assessment (*Technical Appendix C*). (UC, 2024, p. 23)

Based on the SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of traffic volumes and congestion at a particular intersection. As evidence of this, for example, of the 8.4 ppm 8-hr CO concentration measured at the Long Beach Boulevard and Imperial Highway. intersection (i.e., the highest CO generating intersection within the "hot spot" analysis), only 0.7 ppm was attributable to the traffic volumes and congestion at this intersection; the remaining 7.7 ppm were due to the ambient air measurements at the time the 2003 AQMP was prepared. In contrast, an adverse CO concentration, known as a "hot spot", would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. (UC, 2024, pp. 23-24)

The ambient 1-hr and 8-hr CO concentration within the Project study area is estimated to be 1.6 ppm and 1.2 ppm, respectively (data from Metropolitan Riverside County station for 2022[6]). Therefore, even if the traffic volumes for the proposed Project were ten times the traffic volumes generated at the Long Beach Boulevard and Imperial Highway intersection, due to the on-going improvements in ambient air quality and vehicular emissions controls, the Project would not be capable of resulting in a CO "hot spot" at any study area intersections. As noted above, only 0.7 ppm were attributable to the traffic volumes and congestion at one of the busiest intersections in the SCAB. Therefore, if these traffic volumes were multiplied by ten times, it could be expected that the CO attributable to traffic would increase tenfold as well, resulting in 7 ppm – even if this were added to either the 1-hour or 8-hour CO concentrations within the Project study area, this would result in 8.6 ppm and 8.2 ppm for the 1-hr and 8-hr timeframes, respectively, and neither would exceed the applicable 1-hr standard of 20 ppm or the 8-hr standard of 9 ppm. (UC, 2024, p. 24)

Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour (vph) – or 24,000 vph where vertical and/or horizontal air does not mix – in order to generate a significant CO impact. Traffic volumes generating the CO concentrations for the "hot spot" analysis are shown on Table 11 of the Project's AQ/GHG Assessment (*Technical Appendix C*). The busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which had AM/PM traffic volumes of 8,062 vph and 7,719 vph respectively. (UC, 2024, p. 24)

As shown in Table 12 of the Project's AQ/GHG Assessment (*Technical Appendix C*), the highest trips on a segment of road for the proposed Project during AM/PM traffic is 2,848 vph and 3,173 vph, respectively, on Serfas Club Dr. & Green River Road. As such, Project-related traffic volumes are less than the traffic volumes identified in the 2003 AQMP. The Project considered herein would not produce the volume of traffic required to generate a CO "hot

[5] The CO "hot spot" analysis conducted in 2003 is the most current study used for CO "hot spot" analysis in the SCAB.
[6] It should be noted that the Metropolitan Riverside County monitoring station CO data was utilized in lieu of the Corona/Norco Area monitoring station, as no CO data is available for 2022 at this monitoring station.

spot" either in the context of the 2003 Los Angeles hot spot study or based on representative BAAQMD CO threshold considerations. Therefore, CO "hot spots" are not an environmental impact of concern for the Project. Accordingly, and consistent with the findings of the SHP EIR, the Project's localized air quality impacts related to mobile-source emissions would therefore be less than significant. (UC, 2024, p. 25)

Conclusion

As demonstrated in the preceding analysis, the proposed Project's localized emissions during construction and long-term operation would not exceed any of the SCAQMD LSTs, and the Project would not generate traffic levels that have the potential to cause or contribute to a CO "hot spot." Therefore, and consistent with the findings of the SHP EIR, the proposed Project would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant. Accordingly, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

e) Would the Project create objectionable odors that would affect a substantial number of people?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not create objectionable odors affecting a substantial number of people, and concluded that odors associated with construction and operation of the SHP would be less than significant. (Corona, 2015, pp. 4.B-35 to 4.B-36)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, fiberglass molding facilities. Similar to the project evaluated in the SHP EIR, the Project does not contain land uses typically 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 and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, and consistent with the conclusion reached by the SHP EIR, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required. Accordingly, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR. (UC, 2024, pp. 25-26)

f) Would the Project conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan and municipal code) adopted for the purpose of avoiding or mitigating an environmental effect?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR included an analysis of the Approved Project's consistency with the City of Corona General Plan, which demonstrated that the Approved Project would not result in a conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan and municipal code) adopted for the purpose of avoiding or mitigating an environmental effect. As such, the SHP EIR concluded that impacts would be less than significant.

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The SHP EIR was certified in 2017. However, subsequent to certification of the SHP EIR, the City of Corona City Council adopted an update to the City's General Plan in 2020, with the most recent amendment to the General Plan occurring in April 2024. Table 17, *Project Consistency with General Plan Policies Related to Air Quality*, provides an analysis of the proposed Project's consistency with the air quality-related goals and policies from the 2020 General Plan, which are included in the General Plan Open Space and Conservation Element. As indicated in Table 17, the proposed Project would be consistent with or otherwise would not conflict with the General Plan policies related to air quality. Therefore, and consistent with the finding of the SHP EIR, the proposed Project would not conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant. Accordingly, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

Table 17 Project Consistency with General Plan Policies Related to Air Quality

Goal/Policy	Project Consistency
Goal OS-7: Improve air quality and seek to reduce greenhouse gas emissions.	Consistent. As demonstrated by the analysis presented herein, the proposed Project would result in less-than-significant impacts due to air quality and GHG emissions.
Policy OS-7.1: Development Design and Practices. Reduce the amount of air pollution emissions from mobile and stationary sources, and enhance the South Coast Air Basin by using best management practices in development proposals and project implementation.	Consistent. As demonstrated by the analysis presented herein, the proposed Project would result in less-than-significant impacts due to air quality emissions. In addition, the Project would be subject to compliance with all applicable SCAQMD Rules and regulations, and the Project would be constructed in conformance with the incumbent Title 24 regulations that include best management practices intended to reduce air quality emissions.
Policy OS-7.2: Public Transportation Pursue expansion of the public transportation system, as well as bicycle and pedestrian trails, that are linked to the regional transit network, to reduce vehicle trips.	Consistent. Public transit is not currently available in the Project area, and the expansion of public transit service in the local area is beyond the scope of the Project evaluated herein. However, proposed trails and trail head improvements within the Project site would provide connectivity for hikers and bicyclists to the public park amenities and would allow connections to existing trails.

Goal/Policy	Project Consistency
	This connectivity to the existing trails would allow public access to City owned properties and trails and connectivity from Foothill Parkway to the Skyline Ridge Trail.
Policy OS-7.3: Alternative Vehicles Promote the use of fuel-efficient and low-emissions vehicles, including neighborhood electric vehicles (NEVs).	Consistent. Policy OS-7.3 provides direction to City staff and decision makers to promote the use of fuel-efficient and low-emissions vehicles, including NEVs, and is not applicable to the proposed Project. Notwithstanding, the Project would be subject to the incumbent Title 24 regulations. Under the current version of the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), all dwelling units are required to be provided with a complete Electric Vehicle (EV) charging circuit and receptacle. The circuit must be 208/240 volt, 40 amp rated, with an EV charging receptacle and ready to charge EVs. Mandatory compliance with applicable CALGreen requirements would serve to promote the use of fuel-efficient and low-emissions vehicles, including NEVs.
Policy OS-7.4: Municipal Fleet Manage the municipal fleet to achieve the highest possible number of fuel-efficient and low emissions vehicles commercially available.	Not Applicable. Policy OS-7.3 provides direction to City staff and decision makers related to management of the municipal fleet, and is not applicable to the proposed Project.
Policy OS-7.5: Trip Reduction Encourage a mix of housing types that are affordable to all segments of the population and are near job opportunities to further reduce vehicle trips.	Consistent. In conformance with this policy, the Project accommodates a mix of three different housing types, including 92 single family detached housing units (on 7,200 square foot lots), three custom single-family lots, 104 8-cluster single family detached housing units, and 77 4-cluster single family detached housing units. The clustered dwelling units are intended to be more affordable than typical single-family uses. In addition, the Project site is located in close proximity to employment opportunities, including a concentration of employment-generating uses located along the northern side of State Route 91 (SR 91), or approximately 2.0 miles north of the Project site, with a variety of other employment opportunities available along the southern side of SR 91.
Policy OS-7.6: Transportation Trip Management Encourage employers to implement transportation demand management (TDM) measures to reduce trips and vehicle miles traveled.	Not Applicable. Policy OS-7.6 applies to employment-generating land uses, and the proposed Project does not include any such uses. Thus, Policy OS-7.6 is not applicable to the proposed Project.
Policy OS-7.7: Clean Technologies Encourage businesses to use clean, innovative technologies and promote the use of alternative clean-fueled vehicles, new transportation technologies, and other alternatives to the combustion engine for City vehicles and individual use.	Not Applicable. Policy OS-7.7 applies to businesses and City-owned vehicles. The proposed Project does not include any commercial or industrial uses, and the Project would not include any City vehicles. Thus, Policy OS-7.7 is not applicable to the proposed Project.
Policy OS-7.8: Green Building Techniques Encourage green building techniques that improve indoor air quality, energy efficiency and conservation in buildings, and utilization of	Consistent. The proposed Project would be constructed in accordance with the incumbent Title 24 regulations, which include a number of provisions, including requirements

Goal/Policy	Project Consistency
renewable energy sources.	related to EV charging equipment, that would serve to improve indoor air quality, energy efficiency, and conservation in the Project's proposed residential buildings.
Policy OS-7.9: Stationary Source Pollution Continue to minimize stationary source pollution through the following: • Ensure that industrial and commercial land uses are meeting existing South Coast Air Quality Management air thresholds by adhering to established rules and regulations. • Encourage the use of new technology to neutralize harmful criteria pollutants from stationary sources. • Reduce exposure of the City's sensitive receptor s to poor air quality nodes through smart land use decisions.	Not Applicable. The proposed Project consists of a proposed residential subdivision and would not include any stationary pollution sources, nor would the Project include any commercial or industrial land uses. Thus, Policy OS-7.9 is not applicable to the proposed Project.
Policy OS-7.10: Sensitive Receptors Locate sensitive receptors (i.e., residences, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes) away from significant pollution sources to the maximum extent feasible.	Consistent. As evaluated herein under Air Quality Threshold d), the proposed Project would not expose any nearby sensitive receptors to substantial pollutant concentrations. In addition, the land uses surrounding the Project site are not associated with substantial pollution sources.
Policy OS-7.11: Fugitive Dust Reduce the amount of fugitive dust released into the atmosphere by construction and demolition, materials handling, paved roads, unpaved roads, and stock piles through development standards and compliance with CEQA regulations.	Consistent. The proposed Project would be required to comply with SCAQMD Rule 403 for fugitive dust, which would minimize the amount of fugitive dust that would be generated during the Project's construction phase.
Policy OS-7.12: Best Management Practices Ensure all applicable best management practices are used in accordance with South Coast Air Quality Management District (SCAQMD) to reduce emitting criteria pollutants during construction.	Consistent. The proposed Project would be subject to compliance with all applicable SCAQMD best management practices, rules and regulations, which would serve to reduce the Project's level of criteria pollutants during construction. In addition, and as demonstrated herein under the analysis of Air Quality Thresholds b), c), and d) the Project's construction-related emissions would be below the SCAQMD's Regional thresholds of significance and also would be below the SCAQMD's LSTs.
Policy OS-7.13: Partnerships Continue to work with the WRCOG Regional Air Quality Task Force to implement regional and local programs designed to meet federal, state, and regional air quality planning requirements.	Not Applicable. Policy OS-7.13 provides direction to City staff and decision makers to coordinate with other agencies to implement regional and local programs designed to meet federal, state, and regional air quality planning requirements, and is not applicable to the proposed Project.
Policy OS-7.14: Public Education Protect the air from contamination by working with South Coast Air Quality Management District and other interested organizations to elevate public awareness regarding air pollution sources and pollutant reduction initiatives.	Not Applicable. Policy OS-7.14 provides direction to City staff and decision makers to work with SCAQMD and other organizations to elevate public awareness regarding air pollution sources and pollutant reduction initiatives, and is not applicable to the proposed Project.

Goal/Policy	Project Consistency
Policy OS-7.15: State Updates Consult and coordinate with State resource and emergency management agencies regarding updates to climate change science and development of adaption priorities.	Not Applicable. Policy OS-7.15 provides direction to City staff and decision makers to consult and coordinate with State resource and emergency management agencies regarding updates to climate change science and development of adaption priorities, and is not applicable to the proposed Project.

2.4 Biological Resources

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community	☐	☐	☐	☒

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Conservation Plan, or other approved local, regional, or state habitat conservation plan?				

Environmental Analysis

In order to evaluate the proposed Project's potential impacts to biological resources, two Project-specific technical studies have been prepared by L&L Environmental, Inc. (herein, "L&L"). The first report provides a general biological resources assessment, is titled, "An Updated Biological Resources Assessment and Crotch Bumble Bee Survey for TTM 36544; Skyline Heights Project, City of Corona, Riverside County, California" (herein, "BRA"), dated November 2024, and included as *Technical Appendix D1* (L&L, 2024). The second report addresses the Project's potential impacts to riparian/riverine resources and the burrowing owl as required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), is entitled, "Revised Determination of Biologically Equivalent or Superior Preservation Report for TTM 36544, Skyline Heights Project, City of Corona, Riverside County, California" (herein, "DBESP"), is dated January 2025, and is included as *Technical Appendix D2* (L&L, 2025).

a) Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The draft SHP EIR was recirculated in order to address public comments related to impacts to biological resources. The Recirculated SHP EIR (herein, "REIR") found that five (5) sensitive plant species were observed on the SHP site during the focused plant surveys, including intermediate mariposa lily (IML), paniculate tarplant, chaparral nolina, Fish's milkwort, and Coulter's matilija poppy (CMP). Mitigation Measures BIO-MM2, BIO-MM3, and BIO-MM4 were identified in the REIR to ensure that impacts to these species were reduced to a less than significant level. Three (3) other sensitive plant species were determined by the to have a moderate or high potential of occurrence on the SHP site based on the presence of suitable or potentially suitable habitat, including western spleenwort, Payson's jewel-flower, and intermediate Mo Nardella. The REIR noted that no occurrences of these three sensitive plant species previously were documented within the SHP site, nor were they observed during focused surveys. However, the REIR found that their potential presence is not completely eliminated because the species may occur in the chaparral understory. The REIR also disclosed that focused surveys conducted for burrowing owl (BUOW), least Bell's vireo (LBV), and California gnatcatcher (CAGN) were negative. The REIR imposed Mitigation measures BIO-MM11 and BIO-MM12 to ensure no future impacts would occur to migratory and nesting birds or BUOW, respectively, prior to construction. With the implementation of the proposed mitigation measures, which the REIR found would provide protection to the special-status species if they are found on the SHP site, the REIR concluded that impacts would be reduced to a less than significant level. Mitigation measures also were identified in the REIR to address indirect impacts. (Corona, 2016, pp. 4.C-42 through 4.C-50)

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. The following discussion examines the potential impacts to sensitive plants and wildlife that would occur as a result of the proposed Project.

Special-Status Plant Species

Impacts to Observed Plant Species

A total of 278 botanical species were observed on or adjacent to the Project site and off-site improvement areas (herein, "Survey Areas") during all the biological surveys, including the 2013, 2016, 2017, and 2024 focused botanical surveys. Portions of the site are undisturbed and support native habitats. A list of all observed botanical species is included in Table 12 within Appendix A to the Project's BRA (*Technical Appendix D1*). (L&L, 2024, p. 45)

Botanical species State and/or federally listed as threatened, endangered, proposed, or candidate species for listing as endangered or threatened were evaluated as part of the Project's BRA. A description of these species and their potential for occurrence is summarized in Table 14 within Appendix A to the Project's BRA (*Technical Appendix D1*). These species were either documented by the California Natural Diversity Database (CNDDB) or California Native Plant Society (CNPS) as occurring within the same quadrangle as the survey area or adjacent quadrangles, addressed in previous reports, or were identified by the United States Fish and Wildlife Service (USFWS), U.S. Forest Service (USFS), or other agency as potentially occurring in the area. (L&L, 2024, p. 47)

The Survey Area was evaluated for potential presence or absence of suitable habitat to support State- and/or federally-listed plant species. Braunton's milk-vetch, Munz's onion, San Diego ambrosia, slender-horned spineflower, Santa Ana River woollystar, and thread-leaved brodiaea were determined to have potentially suitable habitat in the Survey Area. These species were not observed during surveys in 2013, 2016, 2017 or 2024 and have low probability of occurrence in the survey area. As such, no impacts to federal or State-listed plants are anticipated and no mitigation is required. (L&L, 2024, p. 99)

Six (6) special-status species, intermediate mariposa lily (IML), paniculate tarplant, chaparral nolina, Fish's milkwort, Coulter's matilija poppy (CMP), and Brewer's calandrinia, were observed in the Survey Area during L&L's focused surveys. Three (3) other special status-species have suitable or potentially suitable habitat in the Survey Area and the species were determined to have moderate or high potential of occurrence: western spleenwort, intermediate monardella, and San Diego County viguiera. No occurrences of these additional plants previously were documented within the Survey Area, nor were they observed during the current surveys, but the species may occur in inaccessible areas. (L&L, 2024, p. 99)

The California Rare Plant Rank (CRPR) was used to evaluate the significance of impacts for special-status plants. The CNPS, in coordination with the California Department of Fish and Wildlife (CDFW), has cataloged California's rare and endangered plants into lists according to population distributions and viability. These lists are numbered and indicate the following CRPRs: (1A) presumed extinct in California; (1B) rare, threatened, or endangered throughout their range; (2A) presumed extirpated in California, but more common in other states; (2B) threatened or endangered in California, but more common in other states; (3) more information is needed to establish rarity; and (4) plants of limited distribution in California (i.e., naturally rare in the wild), but whose populations do not appear to be susceptible to threat. A CRPR may also have an extension (e.g., 1B.x) that indicates current level of threat: seriously threatened (x.1), moderately threatened (x.2), or not very threatened (x.3). (L&L, 2024, p. 99)

The design of the proposed Project would impact 18 of the 30 (60 percent) observed Fish's milkwort, all 342 (100 percent) paniculate tarplant, the one (100 percent) Brewer's calandrinia, 463 of the 676 (71 percent) observed intermediate mariposa lily (IML), 316 of the 716 (44 percent) Coulter's matilija poppy (CMP), and ±2,180 of the estimated 5,343 (41 percent) chaparral nolina based on the number of individuals recorded on site (refer to Table 16 in Appendix A to the Project's BRA, included as *Technical Appendix D1*). (L&L, 2024, p. 100)

IML, Fish's milkwort, and CMP are covered species under the MSHCP and adequately conserved under the Plan. The MSHCP does not require surveys or mitigation for these species. Accordingly, Project-related impacts to IML, Fish's milkwort, and CMP are a covered impact under the MSHCP, and impacts to these species would be less than significant with mandatory compliance with the MSHCP and payment of the MSHCP Mitigation Fee as required pursuant to Corona Municipal Code (CMC) Section 16.33.070. (L&L, 2024, p. 100)

Brewer's calandrinia has a CRPR rank of 4.2 and is not a covered species under the MSHCP. This species has a wide range in California from Sacramento south, largely near the coast, continuing all the way to Mexico. Calflora identifies 47 records within the Santa Ana Mountains, and all but one are located within Public/Quasi-Public (PQP) conserved lands. Impacts to a single Brewer's calandrinia represents an adverse but less-than-significant impact requiring no mitigation. (L&L, 2024, p. 100)

Paniculate tarplant has a CRPR rank of 4.2 and is not a covered species under the MSHCP. This species has a wide range in southern California from San Luis Obispo south through Orange and Riverside County and continuing into San Diego County. Calflora identifies over 317 records within western Riverside County. Numerous populations are located within PQP and Western Riverside County Regional Conservation Authority (RCA) conserved lands. Project-related impacts would not substantially affect regional populations of paniculate tarplant. Additionally, although this species is not covered under the MSHCP, the conservation lands that comprise the MSHCP reserve assembly include habitat suitable to support this species. Therefore, any potential impact would be addressed through Project consistency with the MSHCP, as suitable habitat for these species has been conserved on a regional level. Based on the wide distribution, number of locations within western Riverside County, and known locations of this species within MSHCP conservation areas, impacts to paniculate tarplant would be adverse but less than significant and no additional mitigation is required. (L&L, 2024, pp. 100-101)

Chaparral nolina has a CRPR rank of 1B.2 (plants rare, threatened, or endangered in California and elsewhere, moderately threatened in California) and is not covered under the MSHCP. Chaparral nolina is recorded over a wide area in the coastal mountains from Ventura County south through San Diego County. The majority of populations are recorded in the Cleveland National Forest and/or on the western slopes of the Santa Ana Mountains. Often these populations include numerous individuals. Half of the CNDDB records document populations over 50 individuals or identify the population as common or abundant. Thirteen (13) populations are between 100 and 900 plants, six (6) populations are over 1000 plants, and one (1) is recorded as over 10,000. The Santa Ana Mountains appear to support the largest population of chaparral nolina and, according to the CNPS, the principal populations of this species are found in the northern Santa Ana Mountains. Chaparral nolina is, however, represented by few occurrences within Riverside County, having only two (2) recorded populations in the CNDDB. The population within the survey area is estimated at ±5,343 plants. Impacts to chaparral nolina are estimated based on acres impacted for the three (3) largest populations. The chaparral nolina population south of the 10-acre USFS Parcel (NAP) is not proposed for impact. Due to the rarity of this species in Riverside County, impacts

would be considered significant and mitigation measures are proposed to avoid and minimize impacts to chaparral nolina. (L&L, 2024, p. 101)

REIR Mitigation Measure BIO-2 (as modified/supplemented herein) requires preparation of a Chaparral Nolina Planting Plan and collection of nolina seed from the Project site with propagation to an onsite or offsite preserved property. SHP EIR Mitigation Measure BIO-3 requires the conservation in perpetuity of an area that supports approximately ±1,396 chaparral nolina. SHP EIR Mitigation Measure BIO-4 requires the preservation of an area that supports ±1,767 chaparral nolina and further requires that this area be deed restricted so as to prevent future development or disturbance. In total, an estimated 3,163 chaparral nolina would be conserved, preserving the largest recorded population in Riverside County. Implementation of the required mitigation would reduce Project impacts to chaparral nolina to less-than-significant levels. (L&L, 2024, p. 101)

Impacts to Plant Species Not Observed but with the Potential to Occur

Special status plants western spleenwort, intermediate monardella, and San Diego County viguiera have not been observed during surveys but have a moderate potential to occur in the survey area. If present, these species may be impacted by the proposed Project. (L&L, 2024, p. 101)

Western spleenwort is distributed over the foothills and mountains of southern California in Los Angeles, Orange, Riverside, San Bernardino, San Diego, and Ventura Counties into Baja California, Mexico. Calflora records 21 locations within the Cleveland National Forest. There are also several locations within western Riverside County, Santa Ana Mountains, and MSHCP identified PQP lands. Although this species is not covered under the MSHCP, the conservation lands that comprise the MSHCP reserve assembly include habitat suitable to support this species. Therefore, any potential impact would be addressed through consistency with the MSHCP, as suitable habitat for this species has been conserved on a regional level. If western spleenwort is present, impacts would be adverse but not significant and no additional mitigation is required. (L&L, 2024, p. 102)

Intermediate monardella is restricted to the Santa Ana and Palomar Mountains. It is recorded in 38 locations spread throughout the Santa Ana Mountains and into the adjacent foothills in Orange, Riverside, and San Diego Counties. There are also a few records from the northwestern foothills of the Palomar Mountains. Nineteen (19) of the 38 records are located within the Cleveland National Forest, three (3) are within parks or preserves, and two (2) are on tribal lands. Although this species is not covered under the MSHCP, the conservation lands that comprise the MSHCP reserve assembly include habitat suitable to support this species. Therefore, any potential impact would be addressed through consistency with the MSHCP, as suitable habitat for this species has been conserved on a regional level. If intermediate monardella is present, impacts would be adverse but not significant and no additional mitigation is required. (L&L, 2024, p. 102)

San Diego County viguiera is identified as locally common in southern San Diego County but shows limited records north of San Diego County. Calflora shows only two recorded observations in the Santa Ana Mountains north of Ortega Highway, with one located in the Cleveland National Forest (CNF). The closest record is approximately 7.2 miles southwest, in Santiago Canyon. The CNPS indicates that all occurrences outside of San Diego County are introduced. If this species is present on the site, individuals may be impacted but the natural distribution of the species would not be affected. Impacts would be less than significant, and no additional mitigation is required. (L&L, 2024, p. 102)

Indirect Impacts to Sensitive Plant Species

Indirect impacts to special status botanical species in the immediate Project vicinity would result from long-term "edge effects." A potential increase in non-native species over time, which could impact native plant species, could occur along the Project margins where newly exposed soils, not developed or landscaped, could provide fertile ground. Invasive species occur within the impact area and could, therefore, disperse seed to newly turned soil. Invasive and noxious weed species seed could be spread or introduced into the area by vehicles or machinery. SHP EIR Mitigation Measure BIO-MM5 requires the preparation of landscape plans that exclude the use of certain plant species in site landscaping, including White Cloud matilija poppy, and further requires the recordation of CC&Rs prohibiting the planting of invasive plant species. SHP EIR Mitigation Measure BIO-MM15, which has been modified as part of this Addendum No. 1 to the SHP EIR, required the preparation and distribution to new home owners an education package informing future residents regarding prohibited plant species. SHP EIR Mitigation Measures BIO-MM16 and BIO-MM17 address potential construction-related impacts due to invasive species that may occur as a result of heavy construction equipment or due to the proximity of proposed construction staging areas. (L&L, 2024, pp. 98-99)

Human and pet encroachment into surrounding habitat areas supporting sensitive plant species may increase over time due to its proximity to increased occupied residential units and recreational use of the natural environment, including Off-Road Vehicle (ORV) and pedestrian uses. Encroachment would be reduced by the incorporation of barriers between avoided areas and development in the Project design, signage requesting that people remain on the existing trails, and Homeowner education materials. SHP Mitigation Measure BIO-MM20, which has been modified as part of this Addendum No. 1 to the SHP EIR, requires the incorporation of measures that address the MSHCP Urban/Wildlands Interface Guidelines (UWIG) requirements. Compliance with SHP EIR Mitigation Measure BIO-20 (as modified herein) would ensure that indirect impacts affecting the conservation areas are reduced to less-than-significant levels. (L&L, 2024, p. 99)

Changes that would occur within impacted areas of the unnamed blueline stream located in the middle of the Survey Area (and identified herein as "Feature 3") could cause downstream impacts and would require special design features to reduce changes to the flood regime. Post-development changes to flooding and water flow through the drainage and its alluvial terraces could negatively impact downstream habitat and individual species, such as Coulter's matilija poppy. Design features would be required to ensure post-development flow volume and energy levels are consistent with pre-Project levels to prevent impacts to avoided resources. In addition, cultivated and hybrid breeds of matilija poppy can change the wild populations of Coulter's matilija poppy with an influx of the gene material from these cultivars. Implementation of SHP EIR Mitigation Measures BIO-MM5 and BIO-MM15 and new Mitigation Measure BIO-MM20 would reduce the Project's potential indirect impacts to Coulter's matilija poppy to below a level of significance. Implementation of SHP EIR Mitigation Measure BIO-MM5 (as modified herein) would ensure that the Project's landscape plans do not include any common cultivar forms of Coulter's matilija in the plant palette, and further would ensure that the landscaping plant palette excludes those plant species identified by MSHCP Table 6-2, *Plants that Should be Avoided Adjacent to the MSHCP Conservation Area*. SHP EIR Mitigation Measure BIO-MM15 (as modified herein) requires the Project Applicant to prepare and provide to future homeowners an education package informing future tenants/homeowners of the list of prohibited plant species identified by Mitigation Measure BIO-MM5. Implementation of New Mitigation Measure BIO-MM20 would ensure that the Project's Codes, Covenants, and Restrictions (CC&Rs) include a provision prohibiting the

planting of any of the plant species identified by Mitigation Measure BIO-5, which would help ensure that such plant species are not planted by future homeowners/tenants. Implementation of the required mitigation would reduce the Project's indirect impacts to sensitive plant species to below a level of significance. (L&L, 2024, pp. 102-103)

Special-Status Wildlife Species

Direct Impacts to Special-Status Wildlife Species

Mountain lion and Crotch's bumble bee, both candidates for State listing, were observed in the Survey Area. No other listed wildlife was detected in the Survey Area. Three (3) listed or fully protected wildlife species (golden eagle, Coastal California Gnatcatcher [CAGN], and Quino Checkerspot Butterfly [QCB]) have been determined to have a high or moderate potential for occurrence in the Survey Area. Focused coastal California gnatcatcher surveys conducted in 2013 were negative. (L&L, 2024, p. 103)

Habitat potentially suitable to support Stephen's kangaroo rat (SKR) is present in the Survey Area. The Project site is not within the boundaries of the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP). The MSHCP covers impacts to Stephens' kangaroo rat because the Project site is located within the MSHCP boundaries but is located outside of the boundaries of the SKR HCP. Stephens' kangaroo rat is a covered species under the MSHCP and adequately conserved under the Plan. Project-related impacts (if any) to Stephens' kangaroo rat would be a covered impact under the MSHCP and would therefore be less than significant, with no mitigation required. (L&L, 2024, p. 103)

Ten (10) special-status wildlife species were observed or detected during biological surveys: coastal whiptail, orange-throated whiptail, red-diamond rattlesnake, Cooper's hawk, southern California rufous-crowned sparrow, Vaux's swift, black-chinned sparrow, California horned lark, Lawrence's goldfinch, and San Diego black-tailed jackrabbit. (L&L, 2024, p. 103)

Thirteen (13) other special-status wildlife species were not observed during surveys but have a high or moderate potential for occurrence in the survey area: American bumble bee, southern California legless lizard, California glossy snake, San Bernardino ringneck snake, California mountain kingsnake, coast horned lizard, coast patch-nosed snake, Bell's sage sparrow, oak titmouse, pallid bat, Dulzura pocket mouse, hoary bat, and San Diego desert woodrat. (L&L, 2024, p. 103)

Two (2) USFS Management Indicator Species (mountain lion and song sparrow) were observed and one (1) was determined to have a high potential to occur (mule deer). (L&L, 2024, p. 103)

Crotch's bumble bee was observed during focused surveys in 2024 and could be impacted by loss of individuals or colonies. At the time The SHP EIR was certified in 2017, the Crotch's bumble bee was not listed as endangered or threatened; however, the Crotch's bumble bee has since been listed as a candidate for State listing as an endangered species. The Crotch's bumble bee is not a covered species under the MSHCP. In the event the Crotch bumble bee is listed as endangered or threatened by the CDFW, Project impacts to this species would be potentially significant. New Mitigation Measure BIO-MM21 has been imposed on the Project and would apply in the event that the Crotch's bumble bee ultimately is listed as endangered or threatened. The mitigation prohibits clearing/ground disturbing activities from February 1 through September 30 within suitable habitat. For

construction between October 1 and January 31, Mitigation Measure BIO-MM21 requires a pre-construction survey within suitable habitat to confirm that no nests occur on site. Should any nests be identified, the mitigation requires the Project biologist to consult with CDFW to determine if a permit is required. In addition, Best Management Practices (BMP) measures during construction would be employed to prohibit the use of pesticides considered to be harmful to the Crotch bumble bee. SHP EIR Mitigation Measure BIO-MM4 also requires the conservation of the unimpacted portions of the Survey Area to preclude potential impacts to Crotch bumble bee habitat within the planned open space area on site. Impacts to Crotch bumble bee would be less than significant with implementation of proposed mitigation. (L&L, 2024, p. 104)

Mountain lion was detected on the Project site during surveys. Mountain lion is a covered species under the MSHCP and adequately conserved under the Plan. The MSHCP does not require surveys or mitigation for this species. Implementation of SHP EIR Mitigation Measure BIO-13 (as modified herein) would further ensure that human-lion interactions are minimized and avoided. Regardless, any Project-related impacts to mountain lion are a covered impact under the MSHCP; thus, impacts to the mountain lion would be less than significant and no additional mitigation is required. (L&L, 2024, p. 104)

CAGN, QCB, and golden eagle were not observed during surveys but have high or moderate potential for occurrence within the Survey Area. These species are covered under the MSHCP and adequately conserved under the Plan. The MSHCP does not require surveys or mitigation for these species (since the Project site is not within Criteria Cells, restrictions on vegetation clearing during the CAGN nesting season do not apply). Project-related impacts to these species, if any, are a covered impact under the MSHCP and therefore Project impacts to these species would be less than significant. (L&L, 2024, p. 104)

Of the remaining special-status species that occur or potentially occur in the Survey Area, the following are covered under the MSHCP and adequately conserved under the Plan: orange throated whiptail, coastal whiptail, red-diamond rattlesnake, coast horned lizard, California horned lark, Cooper's hawk, southern California rufous-crowned sparrow, Bell's sage sparrow, San Diego desert woodrat, and San Diego black-tailed jackrabbit. The MSHCP does not require surveys or mitigation for these species. Project-related impacts to these species are a covered impact under the MSHCP and thus would be less than significant. (L&L, 2024, p. 104)

Although Project impacts to CAGN, QCB, golden eagle, orange throated whiptail, coastal whiptail, California horned lark, Cooper's hawk, southern California rufous-crowned sparrow, and Bell's sage sparrow would be less than significant because these species are considered adequately conserved under the MSHCP, the MSHCP does not provide take authorization for nesting birds. The Project has the potential to result in impacts to these species if construction activities were to occur during the critical nesting period (January 1 through September 1). SHP EIR Mitigation Measure BIO-MM11 (as supplemented/modified herein) would apply, which requires pre-construction surveys and avoidance of any active nests during the breeding season. Implementation of the revised SHP EIR Mitigation Measure BIO-MM11 would reduce the Project's potential impacts to nesting birds, including nesting CAGN, QCB, golden eagle, orange throated whiptail, coastal whiptail, California horned lark, Cooper's hawk, southern California rufous-crowned sparrow, and Bell's sage sparrow individuals, to below a level of significance.

In addition, the Project site is located in the MSHCP required survey area for the Burrowing Owl (BUOW). No BUOW or BUOW sign was observed in the survey area during the 2013 focused survey nor any of the other subsequent biological field surveys. Supplemental habitat assessments and burrow surveys were performed in 2016 and 2024.

No BUOW, BUOW sign or suitable burrows were observed in the Survey Area. This species is migratory and has potential to relocate to the Project site. Potentially suitable habitat for BUOW is present on the site and the MSHCP requires a protocol survey for all projects located within the MSHCP Burrowing Owl Survey Area. However, the Project would be subject to compliance with SHP EIR Mitigation Measure BIO-12 (as revised/supplemented herein), which requires a 30-day preconstruction survey for BUOW to be conducted to prevent impacts to the species and details actions to be taken if BUOW are observed. Impacts would be less than significant with implementation of the required mitigation. (L&L, 2024, p. 105)

The remaining species with a potential to occur on site are not covered under the MSHCP. This includes American bumble bee, southern California legless lizard, California glossy snake, San Bernardino ringneck snake, coast patch-nosed snake, oak titmouse, Vaux's swift, Lawrence's goldfinch, black-chinned sparrow, pallid bat, Dulzura pocket mouse, and hoary bat. The California mountain kingsnake is covered under the MSHCP but is not adequately conserved. In evaluating the rarity of these species, the CNDDB ranks species from S1 to S5 and 0.1-0.3 with the rarest as S1.1 and most common as S5. The definitions of these rankings identify S4 and S5 as secure in California and S3 as vulnerable, but not currently rare. Species ranked S4 and S5 typically exhibit relatively widespread distribution and species ranked S3 have not reached a level of threat and numbers or populations have not declined to a point that would cause them to be considered "rare". S3 species are either uncommon or require more data to monitor their status. These species utilize a wide variety of habitats with specialized, but generally available, microhabitats (moisture, loose soil nectar plants). The wide range and diversity of habitats utilized indicates the development of the proposed Project would not substantially decrease available habitat or reduce regional populations for these species. Large tracts of suitable habitat would remain adjacent to and in the Project vicinity, including ±97.6 acres of avoided habitats. Although these species are not covered under the MSHCP, the conservation lands that comprise the MSHCP reserve assembly include habitat suitable to support these species. Therefore, any potential impact would be addressed through consistency with the MSHCP, as suitable habitat for these species has been conserved on a regional level. Project-related impacts to these species are not expected to appreciably affect overall population or range. Impacts would be considered adverse, but not significant and no additional mitigation is required. (L&L, 2024, p. 105)

Loss of foraging habitat for wildlife species would add to cumulative regional loss of habitat for these species. This is considered an adverse, but less-than-significant impact because of extensive foraging habitat available in the Project vicinity. (L&L, 2024, p. 106)

In addition to the mitigation measures described above, the Project also would be subject to several additional mitigation measures to further avoid and minimize potential impacts to special-status wildlife species that may be present. SHP EIR Mitigation Measure BIO-MM1 (which has been modified/supplemented as part of this Addendum No. 1 to the SHP EIR) includes measures to preclude potential encroachment into preserved areas on site during construction, including a requirement to delineate the conservation areas with flagging/fencing to prevent inadvertent impacts to these areas. The revised SHP EIR Mitigation Measure BIO-MM1 further requires biological monitoring during construction activities. SHP EIR Mitigation Measure BIO-MM3 obligates the Project Applicant to conserve a minimum 10-acre parcel composed of natural habitat adjacent to USFS land. SHP EIR Mitigation Measure BIO-MM4 (as modified herein) the permanent conservation of planned open space areas on site through deed restrictions or conservation easements, including areas containing Riparian/Riverine areas that have been avoided by the design of the proposed Project. Implementation of SHP EIR Mitigation Measures BIO-MM1, BIO-MM3, and BIO-MM4 (as modified herein) would ensure that future landscaping on site does not result

in the introduction of invasive species into the conserved habitat areas on site. In addition, SHP EIR Mitigation Measures BIO-MM1, BIO-MM4, BIO-MM16 through BIO-MM19 (as modified/supplemented herein) impose construction-related requirements to preclude indirect construction-related impacts to the on-site conservation areas. New Mitigation Measure BIO-22 requires the implementation of a Workers Environmental Awareness Program (WEAP) training, which would ensure that construction contractors and employees are fully educated regarding biological habitats and the need to avoid such areas. Implementation of the required mitigation would reduce indirect impacts to sensitive wildlife species to below a level of significance.

Indirect Impacts to Special-Status Wildlife Species

Habitat fragmentation would consist of the permanent loss of ±157.1 acres and temporary loss of 1.7 acres of habitats and isolation of habitats east of the Project from the larger Core B habitat area. The Project would incorporate barriers to prevent both common and special status wildlife species from entering the residential development, thereby decreasing the potential for impact by humans, vehicles, pets, or other urban hazards. The barriers also would prevent human and pet encroachment and reduce potential for direct impacts by those means. These preventative measures, while incorporated for the safety of wildlife and adjacent habitat, also would restrict wildlife movement and add to habitat fragmentation. Movement restriction and habitat fragmentation can be especially important for large mammals, like the mountain lion population. The proposed Project would not remove movement corridors but would reduce the overall habitat and further constrict the available range habitat for this species. Impacts to mountain lions are addressed above. Management of "edge effects" pursuant to the MSHCP UWIG (as required by SHP EIR Mitigation Measure BIO-20, which has been modified herein) would reduce indirect impacts to all wildlife species, including mountain lions, and would ensure indirect impacts to this species remain below a level of significance. (L&L, 2024, p. 106)

Amphibian, reptile, avian, mammal, and insect species may experience impacts from construction, including increases in noise, chemical emissions, and vibration, resulting in avoidance and abandonment of the area. Movement of species could concentrate populations, increase competition for resources in adjacent habitats, and leave displaced individuals vulnerable to predation. Those species that may use the Project area for foraging still would have access to large expanses of relatively undisturbed habitat in the Project vicinity, including Cleveland National Forest lands to the west. In addition, the MSHCP considers development throughout western Riverside County and balances development with conservation of contiguous blocks of native habitats. The MSHCP determined the survey area is not a Conservation Area or Criteria Area. (L&L, 2024, p. 106)

After completion of construction, noise levels adjacent to the site would be increased over current conditions but would not exceed residential noise standards. In addition, barriers are proposed between residential development and conservation areas, which would reduce the amount of noise, chemical emissions, and fugitive dust from the development crossing into or affecting wildlife in the conservation areas after completion of construction. As such, impacts would be less than significant. (L&L, 2024, p. 107)

A potential increase in invasive species could occur along the perimeter of the impact area, where newly exposed soils could provide fertile ground. Invasive species that may occur along the current roadway and within the impact area could disperse seed to newly turned soil. SHP Mitigation Measures BIO-MM5 and BIO-MM15 through BIO-MM17 would apply (as modified/supplemented herein), along with new Mitigation Measure BIO-MM22. Mitigation Measure BIO-5 imposes requirements to ensure that invasive plant species are excluded from

landscaped areas on site, while SHP EIR Mitigation Measures BIO-MM16 through BIO-MM19 impose requirements on heavy equipment, storage areas, refuse, and vehicle speeds to further prevent the potential for invasive plant species. Implementation of the SHP EIR mitigation measures (as modified/supplemented herein) would ensure that the Project's indirect impacts to sensitive wildlife species would be less than significant. (L&L, 2024, p. 106)

Conclusion

With implementation of the biological mitigation measures identified by the SHP EIR (as modified/supplemented herein), Project direct and indirect impacts to special-status plant and wildlife species would be reduced to less-than-significant levels. It also bears noting that the Project would disturb essentially the same area as identified for disturbance by the SHP EIR, and in fact, result in less total disturbance in comparison to the Approved Project. Thus, as a general matter, the SHP EIR already anticipated and analyzed all of the impacts to biological resources that would occur from the currently proposed Project. For all these reasons, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The REIR found that implementation of the SHP project would result in significant impacts to three riparian habitat alliances and a sensitive natural sage scrub community. However, the REIR found that implementation of mitigation measures BIO-MM6 through BIO-MM10 would reduce potentially significant impacts to a less-than-significant level. (Corona, 2016, pp. 4.C-50 through 4.C-55)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Under existing conditions, three (3) general vegetation types currently exist in the immediate vicinity of the Survey Area: riparian/woodland, upland, and unvegetated/altered. These vegetation types include multiple plant communities that make up the landscape of the survey area (as summarized in Table 5 and depicted on Figures 6, 6a, and 6b of the Project's BRA, included as *Technical Appendix D1*). Non-native ornamental species (eucalyptus and pepper trees) are located adjacent to urban areas. The majority of the Survey Area is undisturbed and consists of a variety of chaparral habitats on the north-facing slopes and coastal sage scrub habitats on the dry south facing slopes. Needle grass grasslands are present in previously cleared areas on the ridgelines. Grasslands occur throughout the survey area and primarily are composed of non-native species including bromes (*Bromus* species), short-pod mustard (*Hirschfeldia incana*), filaree (*Erodium species*), and Russian thistle (*Salsola tragus*), and native species such as doveweed (*Croton setigerus*) and deerweed (*Acmispon glaber*). There is a concentration south of the offsite flood control basin at the eastern end of Mabey Canyon Wash. (L&L, 2024, p. 27)

Of the vegetation communities found in the Survey Area, eight (8) are considered sensitive: foothill needle grass grassland, purple needle grass grassland, scale broom scrub (SBS), California sycamore woodlands, California brittle bush scrub, bush penstemon scrub, Eastwood manzanita chaparral, and toyon chaparral (L&L, 2024, p. 44).

In addition, L&L found six (6) main jurisdictional ephemeral drainage features with 56 tributaries, for a total of 62 drainage features. Vegetation in and adjacent to jurisdictional features includes coastal live oak woodland,

sycamore woodland, mulefat scrub, SBS, as well as upland and disturbed habitats. Riparian/riverine corridors in the form of sycamore woodland, mulefat, SBS are located within Drainage Features 1, 3, and 6. Riparian and woodland habitats, including California sycamore (*Platanus racemosa*) woodland and mulefat (*Baccharis salicifolia*) scrub, are located in and adjacent to Drainage Feature 3 and Mabey Canyon Wash (Drainage Feature 6), as is SBS. Coast live oak woodland is present in the three main drainage features, Drainage Feature 1, Drainage Feature 3, and Mabey Canyon Wash (Drainage Feature 6). (L&L, 2024, p. 81)

The Survey Area has been impacted by off-road vehicles, bicycles, and hikers in the more accessible areas. Dirt roads and trails crisscross the survey area, providing access for illegal trash disposal and off-road usage and grading of the Foothill Parkway Westerly Extension (FPWE). (L&L, 2024, p. 27)

Consistent with the findings of the SHP EIR, implementation of the proposed Project would result in direct and indirect impacts to sensitive vegetation communities, including riparian/riverine habitats. Specifically, implementation of the proposed Project would result in the estimated direct permanent loss of approximately 151.8 acres onsite and ±5.3 offsite of native and non-native habitat, as shown on Figures 15 and 15a – c of the Project's BRA (*Technical Appendix D1*) and depicted on Figure 9, *Overview of Vegetation Community Impacts*, and as summarized in Table 18, *Project Impacts to Vegetation Communities*. An additional ±1.7 acres offsite would be temporarily impacted within the proposed temporary haul road. The ±157.1 acres of permanently impacted habitat would add to the reduction in the availability of nesting, denning, and roosting sites and foraging habitats for species that utilize woodlands, shrublands, grasslands, riparian, and disturbed habitats. The ±1.7 acres offsite would be restored to jurisdictional drainage, but habitat currently is identified as disturbed. Approximately 97.6 acres of the Project site would be avoided and would remain and continue to provide habitat to local species that utilize the site. (L&L, 2024, p. 90)

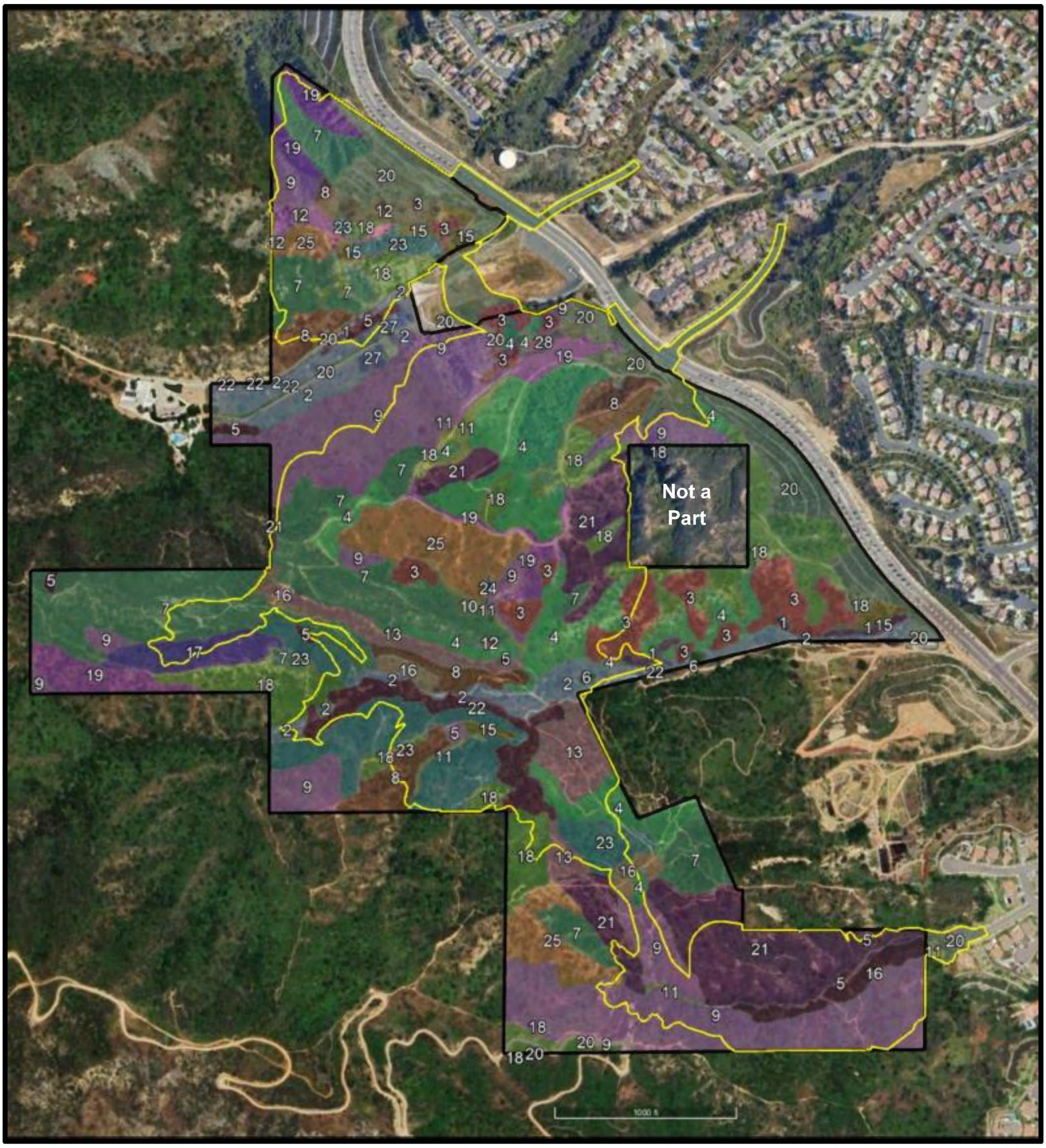
Provided below is a discussion of the Project's impacts to sensitive natural communities and riparian habitats and the mitigation measures identified to address such impacts.

Riparian/Riverine Impacts

The proposed Project would avoid ±7.74 acres (40 percent) of the ±19.30 acres of riparian/riverine habitat in the Survey Area including riparian/riverine habitats within the offsite impact areas. Included in the habitat impacts are permanent impacts to ±10.51 acres of MSHCP Riparian/Riverine area, including sycamore woodland (±0.11 acre), mulefat scrub (±0.09 acre), scale broom scrub (±3.61 acres); and impacts to upland habitats, including coast live oak woodland (±4.61 acres) and unvegetated or other upland habitats (±2.09 acres). Impacts would result from pad development, drainage improvements, and primary ingress/egress into the Project site. Additionally, ±1.13 acres of temporary impacts would occur due to the need to construct a temporary haul road between the two development areas and in one portion of the site where a detention basin would be located after development. Avoidance of Feature 3, the largest drainage in the survey area, is not feasible because of the need for dual access points, earthwork balance, and the extensive cost of bridge development. (L&L, 2024, p. 97)

Project impacts to ±4.61 acres of the ±8.57 acres of coast live oak woodland that are considered riparian/riverine habitat, as well as Project impacts to ±0.11-acre of sycamore woodland, ±0.09-acre of mulefat scrub, and ±3.61 acres of SBS represents a significant impact of the proposed Project. Although permanent impacts to ±10.51 acres

Figure 9 Overview of Vegetation Community Impacts



Coastal Sage Scrub		**Chaparral**	
Black Sage Scrub	4	Hoaryleaf Ceanothus Chaparral	7
Ca. Sagebrush – Ca. Buckwheat Scrub	8	Toyon Chaparral	10
California Sagebrush Scrub	11	Scrub Oak Chaparral	13
Brittle Bush Scrub	12	Eastwood Manzanita Chaparral	17
Ca. Sagebrush – Black Sage Scrub	15	Chamise Chaparral	18
California Buckwheat Scrub	19	Chamise-Black Sage Chaparral	21
California Brittle Bush Scrub	24	Scrub Oak – Chamise Chaparral	23
		Chamise-Buckwheat-Chaparral	25
Coastal Sage Scrub/Chaparral			
Laurel Sumac Scrub	3	**Riparian/Riverine/Woodland Alliances**	
Bush Penstemon Scrub	9	Coast Live Oak Woodland	5
Deerweed Scrub	26	Sycamore Woodland	6
		Mulefat Scrub	22
Grassland Alliances		Scale Broom Scrub	2
Needle Grass Grassland	16		
Ca. Annual Grassland	28	**Developed/Disturbed**	
		Eucalyptus Alliance	1
		Disturbed	20
Impact Area		Pepper Alliance	27

(L&L, 2024, Figure 15)

Table 18 Project Impacts to Vegetation Communities

Vegetation Community	2024 Survey Area (acres)	Avoided Onsite (acres)	Project Impacts Onsite (acres)	Impacts Offsite (acres)	Riparian/ Riverine Impacts (acres)
Coastal Sage Scrub					
California Sagebrush Scrub	1.81	0	1.81	0.14	
Ca. Sagebrush – Ca. Buckwheat Scrub	8.81	2.22	6.59		
California Buckwheat Scrub	9.25	3.13	6.12	0.01	
Ca. Sagebrush – Black Sage Scrub	2.09	0.61	1.48	0.16	
Black Sage Scrub	21.94	4.33	17.61	0.002	
California Brittle Bush Scrub	0.09	0	0.09		
Brittle Bush Scrub	2.04	0	2.04		
Deerweed Scrub	0.30	0	0.30		
Total CSS Alliances	**46.33**	**10.29**	**36.04**	**0.31**	
Coastal Sage Scrub/Chaparral					
Laurel Sumac Scrub	10.28	6.08	4.20	0.29	
Bush Penstemon Scrub	41.61	18.38	23.23	0.02	
Total CSS/Chaparral Alliances	**51.89**	**24.46**	**27.43**	**0.31**	
Chaparral					
Chamise Chaparral	21.66	13.96	7.70		
Chamise-Buckwheat-Chaparral	11.05	3.45	7.60		
Chamise-Black Sage Chaparral	21.06	5.72	15.34	0.03	
Hoaryleaf Ceanothus Chaparral	32.38	13.91	18.47		
Scrub Oak Chaparral	6.79	0.65	6.14	0.04	
Scrub oak – Chamise Chaparral	13.74	5.27	8.47		
Eastwood Manzanita Chaparral	3.34	2.39	0.95		
Toyon Chaparral	0.31	0	0.31		
Total Chaparral Alliances	**110.33**	**45.35**	**64.98**	**0.07**	
Grasslands					
Ca. Annual Grassland	0.43	0	0.43		
Needle Grass Grassland	2.32	0.50	1.82		
Total Grassland Alliances	**2.75**	**0.5**	**2.25**		
Riparian/Riverine/Woodlands					
Coast Live Oak Woodland	8.57*	0.84	7.73		4.61
Sycamore Woodland	0.27	0.16	0.11		0.11
Mulefat Scrub	0.27	0.18	0.09		0.09
Scale broom scrub	9.87	6.27	3.60	0.01	3.61
Total Riparian/Riverine/Woodlands Alliances	**18.98**	**7.45**	**11.53**	**0.01**	**8.42**
Developed/Disturbed/Ornamental					
Eucalyptus Alliance	1.26	0.87	0.39		
Pepper Alliance	1.03	0.87	0.16	6.31	
Disturbed	16.83	7.81	9.02		
Total Developed/Disturbed	**19.12**	**9.55**	**9.57**	**6.31**	
GRAND TOTAL	**249.4**	**97.6**	**151.8**	**7.0**	**8.42**

*Only ±5.71 acres are within the drainage and therefore designated riverine.
(L&L, 2024, Table 10)

and temporary impacts to ±1.13 acre of riparian/riverine habitat would represent a significant impact of the Project, SHP EIR Mitigation Measures BIO-MM6 and BIO-MM7 would apply, in addition to new Mitigation Measure BIO-MM23. Mitigation Measure BIO-MM6 requires the replacement of oak trees impacted by the Project at no less than a 2:1 ratio (mitigation:impact), to be planted in the undeveloped natural areas on site. SHP EIR Mitigation

Measure BIO-MM7 (as modified/supplemented herein) requires mitigation for impacts to ±10.51 acres at a 2:1 ratio through offsite mitigation with the Riverside-Corona Resource Conservation District (RCRCD) or other suitable approved organization with available credits. Mitigation Measure BIO-MM23 is a new mitigation measure that is proposed to address impacts to riparian/riverine areas due to the construction of the temporary haul road, and requires the restoration of the temporary impact areas to their existing (former) condition. Implementation of the SHP EIR mitigation measures, in addition to new Mitigation Measure BIO-MM23, would reduce the Project's impacts to riparian/riverine habitats to below a level of significance. (L&L, 2024, p. 97)

Coast Live Oak Impacts

The Project would result in direct permanent impacts to ±7.73 acres of coast live oak woodlands. Of this, ±4.61 acres of coast live oak woodlands are located within riverine areas (and are discussed above under the analysis of Project impacts to riparian/riverine areas), while the remaining ±3.12 acres are located within upland areas and are not considered to comprise riparian/riverine habitat. Impacts to oaks are considered significant, but SHP EIR Mitigation Measure BIO-MM6 (as modified/ supplemented herein) requires the replacement of oak trees impacted by the Project at no less than a 2:1 ratio (mitigation:impact), to be planted in the undeveloped natural areas on site. Replacement values for the impacted oaks would be consistent with the City of Corona oak tree conservation policy, at a value of 2:1. The proposed Project also would provide for the conservation of ±0.84 acres of existing oak woodlands. Impacts to this community are considered less than significant with implementation of Mitigation Measure BIO-6 (as modified/supplemented herein). (L&L, 2024, p. 97)

Scale Broom Scrub (SBS) Impacts

The Project would result in permanent impacts to ±3.61 acres of SBS. L&L mapped ±9.87 acres of SBS in the survey area, of which ±6.27 acres would not be impacted and would remain as open space that would be deed restricted from future development. CDFW ranks SBS as S3 (vulnerable) and it is considered sensitive. Impacts to SBS are considered significant, but SHP EIR Mitigation Measure BIO-MM4 (Designate Unimpacted Areas as Open Space), which has been modified herein, would conserve avoided habitat (including SBS) and prevent future impacts. SBS also would be mitigated for as riparian/riverine habitat (as discussed above). SHP EIR Mitigation Measure BIO-MM7 (as modified/ supplemented herein) would reduce impacts to riparian/riverine habitat by replacing habitat at a value of 2:1. Impacts to SBS communities are adverse but would be considered a less than significant with implementation of the identified mitigation measures. (L&L, 2024, p. 97)

Needle Grass Grassland Impacts

Needle grass grassland was observed in four (4) locations (generally within the center of the Survey Area) totaling ±2.32 acres, of which ±1.82 acres would be impacted by the Project. Needle grass grassland is a form of the valley and foothill grasslands identified in the MSHCP that are distributed over approximately 2,700 acres within the Plan Area on the Santa Rosa Plateau. MSHCP Core F consists of the Santa Rosa Plateau Ecological Reserve and Subunit 6: Santa Rosa Plateau and will add additional reserve lands adjacent to the Core. Therefore, conservation lands that comprise the MSHCP reserve assembly include this habitat. The Project's impacts to this sensitive plant community would be addressed through consistency with the MSHCP and payment of the MSHCP Mitigation Fee as required pursuant to CMC Section 16.33.070. Impact to this community represents an adverse but less than significant impact, as Project impacts to this vegetation community would not regionally significant. Therefore, no additional mitigation is required. (L&L, 2024, p. 98)

Coastal Sage Scrub Impacts

Included in the Project's habitat impacts are permanent impacts to ±36.04 acres of coastal sage scrub onsite and ±0.31 acres offsite. Coastal sage scrub is identified in the MSHCP as being distributed over approximately 156,450 acres of the Plan Area . The conservation lands that comprise the MSHCP reserve assembly include this habitat; therefore, any potential impact would be addressed through compliance with the MSHCP and payment of the MSHCP Mitigation Fee as required pursuant to CMC Section 16.33.070, as this habitat has been conserved on a regional level. Impact to this vegetation communities represents an adverse but less-than-significant impact under the MSHCP. Therefore, no additional mitigation is required. (L&L, 2024, p. 98)

Indirect Impacts to Sensitive Natural Communities

The Project has the potential to result in indirect impacts to sensitive natural communities due to construction activities, invasive non-native plant species, and due to human and domestic pet encroachment into the undisturbed habitats on site. These impacts are discussed below.

The use of heavy equipment, the exposure of soils, and access to/from the Project site on dirt roads during construction activities all would result in higher than usual fugitive dust and emission levels during Project clearing and grading activities, which can affect the health of local wildlife and plants. Dust particles settling directly on vegetation can affect vegetation by physical shading, thereby reducing photosynthesis, blocking leaf stomata, and/or uptake into leaf tissue. These impacts can most notably reduce vegetation growth rates. Long-term impacts are expected to be similar to what occurs under existing conditions. However, the Project would be subject to compliance with SHP EIR Mitigation Measure BIO-8 (as modified/supplemented herein), which requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) during construction activities, which would specify Best Management Practices (BMPs) to prevent discharges (e.g., siltation) from entering the jurisdictional areas on site (including riparian/riverine areas) and to reduce the amount of airborne dust. In addition, SHP EIR Mitigation Measure BIO-MM19 (as modified/ supplemented herein) requires limiting vehicle/truck speeds within the active construction site and on unpaved roads to 15 miles per hour or less, which further would reduce the potential for fugitive dust and erosion/sedimentation impacting the on-site jurisdictional areas and associated riparian/riverine habitats. With implementation of the required mitigation, Project indirect impacts due to fugitive dust and erosion/siltation affecting sensitive riparian/riverine habitats on site would be reduced to less-than-significant levels. (L&L, 2024, p. 98)

A potential increase in non-native species over time, which could impact native plant species, could occur along the Project margins where newly exposed soils, not developed or landscaped, could provide fertile ground. Invasive species to occur within the impact area and could, therefore, disperse seed to newly turned soil. Invasive and noxious weed species seed could be spread or introduced into the area by vehicles or machinery. This represents a significant indirect impact of the proposed Project. The proposed Project would be subject to compliance with SHP EIR Mitigation Measures BIO-MM5 and BIO-MM15 through BIO-MM17 (as modified/supplemented herein). In addition, in order to further preclude the potential for invasive species impacts, the Project also would be subject to compliance with new Mitigation Measure BIO-MM24. SHP EIR Mitigation Measure BIO-MM5 (as modified/supplemented here) requires the preparation and implementation of a landscape plan for the site that explicitly excludes more common cultivar forms of Coulter's matilija poppy, including the White Cloud matilija poppy, and that excludes the species identified in MSHCP Table 6-2, *Plants that*

Should be Avoided Adjacent to the MSHCP Conservation Area. SP EIR Mitigation Measure BIO-MM15 requires that the Project Applicant develop and provide to the City of Corona for review and comment a homeowner education plan, which would be provided to future tenants/residents to inform them about the prohibition on planting the species identified by SHP EIR Mitigation Measure BIO-MM5. SHP EIR Mitigation Measure BIO-16 requires all heavy equipment on site shall be washed prior to entering the site to prevent the spread of weedy species. SHP EIR Mitigation Measure BIO-MM17 requires that staging areas shall occur in areas that have previously been disturbed and within the Project footprint, and further requires such areas be maintained in a weed/noxious weed-free condition. New Mitigation Measure BIO-MM24 requires the Project Applicant to record Codes, Covenants, and Restrictions (CC&Rs) that explicitly prohibit the planting of the species identified by SHP EIR Mitigation Measure BIO-MM5 during the life of the Project. Implementation of the required mitigation would reduce Project indirect impacts due to invasive plant species to below a level of significance. (L&L, 2024, pp. 98-99)

Human and pet encroachment into surrounding habitat areas may increase over time due to its proximity to increased occupied residential units and recreational use of the natural environment, including off-road vehicle (ORV) and pedestrian uses. Encroachment would be reduced by the incorporation of barriers between avoided areas and development (as already required by the design of the proposed Project), signage requesting that people remain on the existing trails, and Homeowner education materials. SHP EIR Mitigation Measure BIO-MM20 (as modified/supplemented herein) requires the incorporation of MSHCP measures that address this Urban/Wildlands Interface Guidelines (UWIG). Compliance with the UWIG requirements would reduce Project impacts due to human and domestic pet encroachment into on site open space areas to below a level of significance.

Conclusion

Implementation of the SHP EIR Mitigation Measures (as modified/supplemented herein) and implementation of new Mitigation Measures BIO-MM21 through BIO-MM24 would ensure that the Project's direct and indirect impacts to sensitive vegetation communities, including riparian/riverine habitats, are reduced to below a level of significance. The mitigation measures include more stringent requirements than were identified by the SHP EIR. It also bears noting that the Project would disturb essentially the same area as identified for disturbance by the SHP EIR, and in fact, result in less total disturbance that the Approved Project. Thus, as a general matter, the SHP EIR already anticipated and analyzed all of the impacts to biological resources that would occur from the currently proposed Project. For all these reasons, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

c) Would the Project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The REIR disclosed that there are no wetlands within the SHP site and as such the REIR found that the SHP would not result in impacts to federally-protected wetlands. However, the REIR found that the SHP site supports jurisdictional waters of the U.S. and riparian scrub and streambed. Thus, the REIR found that compliance with applicable regulatory requirements and implementation of the prescribed mitigation measures (BIO-MM 7 through BIO-MM10) would reduce potentially significant impacts in these regards to a less than significant level. (Corona, 2016, pp. 4.C-56 through 4.C-59)

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. Provided below is a discussion of the proposed Project's potential direct and indirect impacts to wetlands and jurisdictional areas.

Project Impacts to Vernal Pools

No naturally occurring vernal pools were observed in the Survey Area. No vernal pool indicator species were observed. Soil types mapped on the site are not consistent with an alkali playa or vernal pool complex. Two areas of seasonal ponding were observed and were inundated for a short period of time during the 2024 rainy season. CNDDB records the closest special status fairy shrimp species at more than twenty miles from the Project. Wet and dry season protocol level survey conducted in 2024 had negative findings for fairy shrimp species and no other vernal pool species was observed. The areas of ponding are believed to have resulted from an interim condition between the recent development footprint of the FPWE and the ultimate condition of the Skyline Heights Project. These seasonal ponding areas within man-made low points will be resolved once the Skyline Heights Project infrastructure is in place. (L&L, 2024, p. 125)

Direct Impacts to Jurisdictional Drainages/Wetlands

Although the SHP EIR indicated that the SHP would result in impacts to 1.57 acres (5,232) of jurisdictional habitat subject to regulation by the United States Army Corps of Engineers (USACE) and although the USACE previously issued a 404 Permit pursuant to the federal Clean Water Act (CWA), under the current USACE guidance the drainages in the Survey Area are all ephemeral, non-Relatively Permanent Waters (RPW) that no longer are considered jurisdictional by the USACE. The area previously considered to be federal waters is now only waters of the State (RWQCB) under the Porter-Cologne Water Quality Control Act. Accordingly, the proposed Project would not result in any impacts to waters under federal jurisdiction. However, he Project would be subject to compliance with SHP Mitigation Measures BIO-MM6 and BIO-MM7, which have been modified/supplemented herein and provide more stringent mitigation for Project impacts to jurisdictional areas as compared to what previously was required by SHP EIR Mitigation Measure BIO-MM7. (L&L, 2024, pp. 83-84)

The proposed Project would impact ±10.51 acres of CDFW jurisdiction (as shown on Figure 16 of the Project's BRA, included as *Technical Appendix D1*), of which ±3.81 acres are CDFW wetlands and ±6.7 acres are CDFW streambeds. The proposed Project also would impact ±1.48 acres of Santa Ana Regional Water Quality Control Board (RWQCB) jurisdiction State waters (as also depicted on BRA Figure 16). An additional ±1.13 acres of CDFW streambeds and ±0.25-acre of RWQCB state waters would be temporarily impacted within the proposed temporary haul road. Impacts to the individual drainage features are summarized below in Table 19, *Summary of Project Impacts to Jurisdictional Drainages/Wetlands*. Feature details, including length, average width, and impacts to each drainage and tributary are provided in BRA Table 21 within BRA Appendix A.

The Project's direct impacts to areas considered jurisdictional by the CDFW and/or RWQCB would be significant prior to mitigation. However, the proposed Project would be subject to compliance with the SHP EIR mitigation measures, as modified/supplemented herein. Mitigation Measure BIO-MM7 would apply, which requires mitigation for impacts to ±10.51 acres of riparian/riverine impacts at a minimum 2:1 basis (mitigation:impact), either through purchase of mitigation credits at an approved mitigation bank or through on-site mitigation. On-site mitigation areas, if proposed, would be subject to compliance with a Habitat Mitigation and Monitoring Plan

Table 19 Summary of Project Impacts to Jurisdictional Drainages/Wetlands

Drainage/ Feature*	Total Combined Impacts to CDFW Jurisdictional Areas			Breakdown of Jurisdiction						
				Impacts to State (CDFW) Wetlands & MSHCP Riparian		Impacts to State (CDFW) Streambeds & MSHCP Riverine		Impact to State Waters (RWQCB)		
	Sq. ft.	Acres	Length	Sq. ft.	Acres	Sq. ft.	Acres	Sq. ft.	Acres	Length
Permanent Impacts										
F-1	71,746	1.65	4,179	0	0	71,746	1.65	34,421	0.790	4,043
F-1 Offsite	6,332	0.15	131	0	0	6,332	0.15	2,600	0.060	131
F-2	0	0	0	0	0	0	0	0	0	0
F-3	346,410	7.95	11,394	158,110	3.63	188,300	4.32	24,918	0.572	10,013
F-4	0	0	0	0	0	0	0	0	0	0
F-5	12,407	0.28	2,433	0	0	12,407	0.28	2,317	0.053	1,974
F-6	21,203	0.48	497	8,061	0.18	13,142	0.30	100	0.002	112
Total	**458,098**	**10.51**	**18,634**	**166,171**	**3.81ac**	**291,927**	**6.7**	**64,356**	**1.48**	**16,273**
Temporary Impacts										
F-5	3,568	0.08	222	0	0	3,568	0.08	2,206	0.05	219
F-6 Offsite	45,787	1.05	222	0	0	45,787	1.05	8,647	0.20	222
Total	**49,355**	**1.13**	**444**	**0**	**0**	**49,355**	**1.13**	**10,853**	**0.25**	**441**

*including tributaries; Difference in some totals is the result of rounding.
(L&L, 2024, Table 11)

(HMMP), which would be subject to approval by the City of Corona and Wildlife Agencies. New Mitigation Measure BIO-MM23 requires the Project Applicant to restore to its current condition the areas on site that would be temporarily impacted due to the need to construct a temporary haul road. SHP EIR Mitigation Measures BIO-MM-9 and BIO-MM10 (as modified/supplemented herein) also would apply, which require the Project Applicant to obtain appropriate permits from the RWQCB and CDFW for Project impacts to jurisdictional waters. Because the Project Applicant would be required to mitigate direct impacts to ±10.51 acres of riparian/riverine habitat (inclusive of impacts to 10.51 acres of CDFW jurisdictional areas and impacts to 1.48 acres of RWQCB jurisdictional areas) at a minimum ratio of 2:1, and with the restoration of the ±1.13 acres that would be temporarily impacted in association with the temporary haul road, Project impacts to jurisdictional waters subject to regulation by the CDFW and/or RWQCB would be reduced to below a level of significance. (L&L, 2024, pp. 107-111)

Indirect Impacts to Jurisdictional Drainages/Wetlands

Long-term downstream impacts could occur from inadvertent discharges released from occupied residential units, park, or open space areas and roadways. This could include organic debris and chemicals from landscaped areas and household chemicals, and would represent a potentially significant indirect impact of the proposed Project. However, the Project would be subject to SHP EIR Mitigation Measure BIO-MM8, as modified/supplemented herein, which requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) during construction activities, which would specify Best Management Practices (BMPs), including water quality basins and homeowner education, to prevent discharges from entering the jurisdictional areas on site (including riparian/riverine areas) and to reduce the amount of airborne dust. With implementation of Mitigation Measure BIO-8, the Project's long-term indirect impacts to downstream habitat would be reduced to less-than-significant levels.

Conclusion

With implementation of the mitigation measures identified in the SHP EIR, as modified/supplemented herein, the Project's direct permanent, direct temporary, and indirect impacts to jurisdictional waters and wetlands would be reduced to less-than-significant levels, consistent with the conclusion reached by the SHP EIR. It also bears noting that the Project would disturb essentially the same area as identified for disturbance by the SHP EIR, and in fact, result in less total disturbance that the Approved Project. Thus, as a general matter, the SHP EIR already anticipated and analyzed all of the impacts to biological resources that would occur from the currently proposed Project. For all these reasons, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The REIR found that the SHP site does not contain suitable habitat for migratory fish; therefore, the REIR concluded that the SHP project would not have any impact on migratory fish and no mitigation is required. However, the REIR disclosed that the site contains vegetation suitable for nesting birds. Therefore, the REIR found that the SHP project may result in significant impacts on nesting bird species that are protected under the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA) if removal, clearing, and/or grubbing were to occur during the general avian nesting season (January 1 to September 1). However, the REIR concluded that implementation of Mitigation Measure BIO-MM11 would reduce impacts to a less-than-significant level. The REIR also found that Impacts to regional wildlife movement would be less than significant requiring no mitigation. (Corona, 2016, pp. 4.C-59 through 4.C-60)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The Survey Area is bordered by dense urban development to the north and east, a few parcels of low-density residential development and open space to the west; and open space to the northwest, west and south. The survey area is north and east of MSHCP Core B (Cleveland National Forest). (L&L, 2024, p. 86)

No native wildlife nursery sites are located within the Survey Area and therefore, no significant impacts to wildlife nursery sites would occur.

The Survey Area includes native habitat that supports a variety of wildlife species and likely contributes generally to the Corona-Temecula Foothills linkage. However, it does not constitute a wildlife corridor (i.e., a piece of habitat, usually linear in nature, that connects two or more habitat patches that would otherwise be fragmented or isolated from one another), as movement on a regional scale is not confined within a specific corridor in this area. Rather, it is composed of open space at the interface with urban development and is contiguous with a large expanse of open space within MSHCP Core B and the Cleveland National Forest. Thus, wildlife currently moves freely throughout the Survey Area and surrounding areas via existing travel routes such as drainages, ridgelines, and existing dirt roads. (L&L, 2024, pp. 86-87)

It should be noted that Wardlow Wash, just offsite to the north of the survey area, was identified by BonTerra Consulting as a regional wildlife corridor that facilitates movement between the Cleveland National Forest and

Prado Basin, as referenced by the Foothill Parkway Westerly Extension (FPWE) EIR. However, Wardlow Wash is relatively constrained by development on either side, road crossings at three locations (Paseo Grande, Serfas Club Drive, and Palisades Drive), and State Route 91, which are significant barriers to wildlife movement. Wardlow Wash would not be impacted by the proposed Project. A recognized connection between the Santa Ana Mountains and the Chino Hills area is farther to the west via Coal Canyon. The MSHCP also proposes a connection between Existing Core A (Prado Basin/Santa Ana River) with Existing Core B (Cleveland National Forest) via Constrained Linkages 1 and 2, which are also farther to the west (but east of Coal Canyon). The Survey Area also currently provides for movement on a smaller, local scale for species that live within the Survey Area. (L&L, 2024, p. 87)

Upon build-out of the proposed Project, wildlife species are anticipated to continue to use open space areas adjacent (west and south) of the Project site. Thus, potential impacts to regional movement would be less than significant and no mitigation is required. Wardlow Wash would not be impacted by the Project, and the proposed Project impacts are approximately 300 feet south of the wash. The Project would not inhibit wildlife movement along the drainage; thus, impacts to regional wildlife movement are less than significant. (L&L, 2024, pp. 111-112)

Although the Project site does not comprise a wildlife movement corridor, the Project site contains vegetation suitable for nesting birds, which may include species protected under the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFCG). In the absence of mitigation, the Project has the potential to result in impacts to nesting migratory bird species. However, the proposed Project would be subject to compliance with SHP EIR Mitigation Measure BIO-MM11 (as modified/supplemented herein), which requires either avoidance of vegetation removal during the general avian nesting season (January 1 to September 1) when possible, and further requires a pre-construction survey in the event that construction activities must occur during the nesting season. If active nests are found during the pre-construction survey, appropriate buffers would be established, and construction activities would be adjusted to avoid disturbance. The required mitigation would ensure that any impacts to nesting birds are minimized and reduced to a less-than-significant level. (L&L, 2024, p. 111)

In addition, human presence, noise, lighting, and predator subsidies could indirectly hinder wildlife movement and could result in avoidance and abandonment of the area. However, the Project would be subject to compliance with the development standards and design guidelines specified by the proposed SHSP, applicable provisions of the CMC, and the mitigation measures identified by the SHP EIR (as supplemented/modified herein). Subsection 5.3.8 of the proposed SHSP includes the following requirement that has been included specifically to exclude human and domestic animal intrusion into the proposed open space areas on site:

> "*Special edge treatments shall be implemented where development areas abut open space areas, including the installation of minimum 8-foot-tall exclusion fencing in areas abutting natural open space areas, which shall be subject to review and approval by the City of Corona. No gates or other openings are allowed along rear yard walls or fences that abut biological open space areas*." (SHSP, Subsection 5.3.8)

The City of Corona would review future implementing grading and building permits to ensure that the required fencing is installed at all interfaces between development areas and open space areas. In addition, after completion of construction, noise levels adjacent to the site would be increased over current conditions but would not exceed residential noise standards, and thus indirect noise impacts affecting wildlife movement would be less than significant. Development of the Project also would be subject to compliance with CMC Section 17.84.070 (Glare), which requires that "[a]ll areas of exterior lighting shall be designed to direct light downward with minimal

spillover onto adjacent residences, sensitive land uses and open space," which would preclude potential indirect lighting impacts affecting wildlife movement within the on-site and adjacent open space areas. Furthermore, the Project would be subject to compliance with SHP EIR Mitigation Measure BIO-MM20 (Urban/Wildlands Interface), which requires the incorporation of MSHCP measures that address the Urban/Wildlands Interface Guidelines (UWIG). Mandatory compliance with the SHP EIR mitigation measures (as supplemented/modified herein), the CMC, and the development standards and design guidelines of the proposed SHSP would ensure that the Project's indirect impacts to wildlife movement are reduced to less-than-significant levels.

Based on the foregoing analysis, and with implementation of the SHP mitigation measures (as modified/ supplemented herein), mandatory compliance with the MSHP UWIG, compliance with the development standards and design guidelines of the proposed SHSP, and applicable provisions of the CMC, the proposed Project would not directly or indirectly interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, and the Project would not impede the use of native wildlife nursery sites. Impacts would be less than significant. It also bears noting that the Project would disturb essentially the same area as identified for disturbance by the SHP EIR, and in fact, result in less total disturbance that the Approved Project. Thus, as a general matter, the SHP EIR already anticipated and analyzed all of the impacts to biological resources that would occur from the currently proposed Project. For all these reasons, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

e) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the SHP project (including, but not limited to the General Plan and Municipal Code). The SHP EIR concluded that the impact would be less than significant. (Corona, 2015, p. 4.B-36)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Aside from the MSHCP, which is addressed separately under the analysis of Threshold f), below, the only applicable local policies or ordinances are Chapter 12.22 of the Corona Municipal Code (CMC) and the City of Corona General Plan policies related to biological resources.

Chapter 12.22 of the CMC includes the Community Forestry Program, which describes requirements regarding the planning, planting, maintenance, alteration, and removal of all trees, shrubs, and landscape materials on public property. There are no existing parkways located on the Project site, beyond the existing parkways that exist along Foothill Parkway and the western terminus of Trudy Way. Improvements proposed as part of the Project that could affect these existing parkways include proposed on-site roadway connections to Trudy Way and two proposed connections to Foothill Parkway (i.e., proposed Streets "B" and "P" on TTM 36544R1). However, with exception of the southern parkway at the Foothill Boulevard intersection with Border Avenue, which includes low-lying shrubs within the parkway, the proposed entrances into the Project site currently do not include any landscaping that would be subject to Chapter 12.22. Although the Project would result in the removal of the existing low-lying shrubs that exist along the southern edge of Foothill Boulevard as part of the construction of proposed Street "B," TTM 36544R1 includes an overall landscape plan that identifies future landscaping requirements for the Project

site and that implements the landscape design guidelines included in the proposed SHSP. The landscape plan calls for the planting of extensive street trees and groundcover along Street "B," while proposed Street "P" would include trees and groundcover within both the parkways and median. In addition, the landscape plan call for the planting of street trees along the westerly extension of Trudy Way, which would result in the completion of the landscaped parkways for this portion of the roadway. The City of Corona has reviewed the Project's proposed overall landscape plan, and has determined that the proposed landscaping for the Project would fully comply with all applicable provisions of CMC Chapter 12.22. Accordingly, and consistent with the findings of the SHP EIR, impacts due to a conflict with CMC Chapter 12.22 would not occur.

Table 4.C-4 of the SHP EIR included an analysis of the Approved Project's consistency with the goals and policies contained within the City of Corona General Plan Environmental Resources Element. However, subsequent to certification of the SHP EIR, the City of Corona City Council adopted an update to the City's General Plan in 2020, with the most recent amendment to the General Plan occurring in April 2024. Table 20, *Project Consistency with General Plan Policies Related to Biological Resources*, provides a discussion and analysis of the Project's consistency with each of the goals and policies listed under the Biological Resources section of the Environmental Resources Element of the City's 2020-2040 General Plan. As indicated in Table 20, with implementation of the mitigation measures presented in the SHP EIR (as supplemented/modified herein), the proposed Project would be fully consistent with the Biological Resources goals and policies contained within the General Plan Environmental Resources Element. Accordingly, Project impacts due to a conflict with General Plan goals and policies related to biological resources would be less than significant.

Table 20 Project Consistency with General Plan Policies Related to Biological Resources

Goal/Policy	Project Consistency
Goal ER-6: Protection, enhancement, and sustaining of significant plant and wildlife species and habitat that exist in Corona and its Planning Area, for the long-term benefit of the natural environment and Corona residents and visitors.	Consistent. The revisions proposed to TTM 36544 would result in a reduction in areas planned for physical disturbance on site from approximately 170.70 acres under the approved TTM 36544 to 151.8 acres under proposed TTM 36544R1. As more fully documented in the Project's BRA and DBESP and in the analysis of Project consistency with Policies ER-6.1 through ER-6.5, with the implementation of mitigation measures the Project would contribute to the protection, enhancement, and sustaining of significant plant and wildlife species and their habitat.
Policy ER-6.1 Support the rehabilitation and enhancement of the biological diversity, and integrity of the City's natural resources through such means as vegetation restoration, control of alien plants and animals, landscape buffering, and natural watercourse channel restoration.	Consistent. As more fully discussed under the analyses of Thresholds b) and c), mitigation measures are proposed to reduce the Project's impacts to sensitive plant and animal species to below a level of significant. The mitigation program includes a required 10-acre compensation parcel; the preservation of unimpacted areas on site as permanent natural open space; the salvaging of Coulter's matilija poppy (CMP) and intermediate mariposa lily (IML) plants for replanting on or off site as compensation for Project impacts to 316 CMJ individuals and impacts to 676 IML individuals; the translocation and seed propagation on or off site of chaparral nolina as compensation for Project

Goal/Policy	Project Consistency
	impacts to ±2,180 chaparral nolina individuals; and mitigation prohibiting the use of plants listed in Section 6.1.4 of the MSHCP.
Policy ER-6.2 Preserve the wildlife and plant species and habitats listed in Tables 4-12 and 4-13 of the Technical Background Report for the General Plan and EIR and those that may be considered by the City of Corona in the future.	Consistent. As more fully discussed under the analyses of Thresholds a) and b), no State- or federally-listed plant species were observed in the survey area during surveys conducted by L&L in 2024. However, the proposed Project would result in impacts to 18 of the 30 (60 percent) observed Fish's milkwort, all 342 (100 percent) paniculate tarplant, the one (100 percent) Brewer's calandrinia, 463 of the 676 (71 percent) observed intermediate mariposa lily (IML), 316 of the 716 (44 percent) Coulter's matilija poppy (CMP), and ±2,180 of the estimated 5,343 (41 percent) chaparral nolina. IML, Fish's milkwort, and CMP are covered species under the MSHCP and adequately conserved under the Plan, and as such Project impacts to these species would be less than significant with mandatory compliance with the MSHCP and payment of MSHCP development fees. Brewer's calandrinia has a wide range in California, and Project impacts to a single Brewer's calandrinia would be considered an adverse but less-than-significant impact. Based on the wide distribution, number of locations within western Riverside County, and known locations of this species within MSHCP conservation areas, impacts to paniculate tarplant would be considered adverse but less than significant. Although the Project would result in impacts to ±2,180 chaparral nolina individuals, impacts would be reduced to less-than-significant levels with implementation of proposed new Mitigation Measure BIO-MM2. Impacts to all other plant species on site would be less than significant.
Policy ER-6.3 Ensure that new developments and circulation improvements demonstrate compliance with state and federal regulations concerning the status, location, and condition of significant and sensitive biological species and habitats and riparian and riverine corridors. Biological surveys, as required and defined by the Western Riverside County Multiple Species Habitat Conservation Plan, should identify potential impacts on biological resources and include mitigation measures to protect/replace resources in like kind	Consistent. Updated biological technical reports were prepared for the proposed Project (refer to *Technical Appendices D1* and *D2*). As more fully discussed under the analyses of Thresholds a), b), and f), with implementation of the mitigation measures identified by the SHP EIR (as supplemented/modified herein), the proposed Project would be fully consistent with all applicable State and federal regulations concerning biological species, their habitats, and riparian and riverine corridors. The mitigation also would ensure full Project consistency with all applicable provisions of the MSHCP.
Policy ER-6.4 Ensure that new developments through the development review process adhere to the Western Riverside County Multiple Species Habitat Conservation Plan, the Stephens' Kangaroo Rat Habitat Conservation Plan, and other habitat plans as appropriate to conserve	Consistent. The Project site is not targeted for conservation under the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP), and the Project site falls outside of the fee area for the SKR HCP; thus, the Project has no potential to conflict with the SKR HCP (RCA, 1996, Figure 21). As

Goal/Policy	Project Consistency
biological diversity through protection of natural communities.	indicated under the discussion and analysis of Threshold f., with mitigation the proposed Project would be fully consistent with all applicable provisions of the MSHCP.
Policy ER-6.5 Preserve wildlife habitat of significant natural open space areas, including expanding habitat ranges, movement corridors, and nesting sites by adhering to and implementing the core biological linkages identified in the MSHCP for parts of the Temescal Canyon Area Plan in the City. Any proposed recreational use of those areas such as trails shall be designed to not interfere with the preservation efforts established in the MSHCP.	Consistent. As indicated under the discussion and analysis of Threshold f), the Project site is not targeted for conservation under the MSHCP, and the Project would accommodate a total of 182.48 acres (73% of the Project site) of natural open space and landscaped slopes. In addition, beyond existing trails that occur on the property under existing conditions and that would not be further improved as part of the Project, all trails proposed as part of the Project would occur outside of areas proposed to be conserved as open space.
Goal ER-7 Adequate protection of biological resources and increased public awareness of their value to the community.	Consistent. The analysis of Thresholds a) through d) demonstrate that with mitigation, Project impacts to biological resources would be reduced to less than significant levels and would provide for the adequate protection of biological resources that occur on site. The remaining portion of this goal provides direction to City of Corona staff and decision makers.
Policy ER-7.1 Require that public and private construction activities be conducted in a manner to minimize adverse impacts on natural resources and biological resources in proximity to MSHCP conservation areas and adhere to the MSHCP Guidelines pertaining to Urban/Wildlife Interface for drainage, toxics, lighting, noise, invasive barriers, and grading [MSHCP Section 6.1.4].	Consistent. As indicated under the discussion and analysis of Threshold f), the Project would be subject to compliance with the mitigation measures identified in the SHP EIR (as modified/supplemented herein), which include requirements that implement the Urban/Wildlife Interface Guidelines (UWIG) provisions of the MSHCP.
Policy ER-7.2 Allow for publicly accessible sites that facilitate observation of natural resources in Corona and its sphere without compromising environmental quality.	Consistent. The Project would accommodate existing trail connections within planned open space areas on site, which would afford public access to natural resources available on site without compromising environmental quality.
Policy ER-7.3 Promote education programs and materials prepared by the Western Riverside County Regional Conservation Authority, Riverside-Corona Resource Conservation District, and other entities that promote awareness of biological resources conservation.	Not Applicable. Policy ER-7.3 provides direction to City staff and decision makers, and is not applicable to the proposed Project.
Goal ER-8 Protection of forest and vegetation resources in the City of Corona	Consistent. As discussed herein in Subsection 2.2, the Project site does not contain any forestry resources under existing conditions. As discussed under the analysis of Thresholds a) and b), with implementation of the SHP EIR mitigation measures (as modified/supplemented herein), Project impacts to vegetation communities would be reduced to less-than-significant levels.
Policy ER-8.1 Cooperate with federal and state agencies to achieve the sustainable conservation of forest lands as a	Not Applicable. Policy ER-8.1 provides direction to City staff and decision makers, and is not applicable to the proposed Project.

Goal/Policy	Project Consistency
means of providing open space and protecting natural resources and MSHCP habitat.	
Policy ER-8.2 Support conservation programs to reforest privately held forest lands.	Not Applicable. Policy ER-8.2 provides direction to City staff and decision makers, and is not applicable to the proposed Project.
Policy ER-8.3 Work with Riverside County to update the Vegetation Map for Corona and the SOI areas in cooperation with the California Department of Fish and Wildlife, the Natural Diversity Data Base, the United States Forest Service, and other knowledgeable agencies.	Not Applicable. Policy ER-8.3 provides direction to City staff and decision makers, and is not applicable to the proposed Project.
Policy ER-8.4 Maintain and conserve superior examples of native trees (including oak trees), natural vegetation, stands of established trees, and other features for aesthetic and water conservation purposes.	Consistent. The Project would accommodate a total of 182.48 acres (73% of the Project site) of natural open space and landscaped slopes. In addition, and as indicated under the analysis of Thresholds a) and b), although the Project would result in direct permanent impacts to ±7.73 acres of coast live oak woodlands, the Project would be subject to compliance with SHP EIR Mitigation Measure BIO-MM6 (as modified herein), which requires the replacement of all impacted oak trees at a minimum 2:1 ratio.
Policy ER-8.5 Conserve the oak tree resources in the City to the extent feasible.	Consistent. As indicated under the analysis of Thresholds a) and b), although the Project would result in direct permanent impacts to ±7.73 acres of coast live oak woodlands, the Project would be subject to compliance with SHP EIR Mitigation Measure BIO-MM6 (as modified herein), which requires the replacement of all impacted oak trees at a minimum 2:1 ratio.
Goal ER-9 Protection of regional washes and waterways and their use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.	Consistent. As indicated in the discussion of Thresholds b) and c), implementation of the Project would result in permanent impacts to ±10.51 acres and temporary impacts to ±0.11-acre of MSHCP Riparian/Riverine areas. The Project would be subject to compliance with the mitigation measures included in the SHP EIR (as modified/ supplemented herein). Specifically, the Project would be subject to compliance with SHP EIR Mitigation Measures BIO-MM6 (Oak Tree Replacement) and BIO-MM7 (Riparian/Riverine Mitigation), and new Mitigation Measure BIO-MM23 (Restoration). Implementation of the required mitigation would reduce the Project's impacts to riparian and riverine resources to below a level so significance.
Policy ER-9.1 Protect sensitive biological resources in the Temescal Canyon Area Plan through adherence to policies in the Western Riverside County MSHCP.	Consistent. As indicated under the discussion and analysis of Threshold f), with implementation of the mitigation measures included in the SHP EIR (as modified/ supplemented herein), the proposed Project would be fully consistent with the Western Riverside County MSHCP.

Goal/Policy	Project Consistency
Policy ER-9.2 Conserve existing wetlands and wetland functions and values in the Temescal Canyon Wash, Prado Basin, and the Santa Ana River with a focus on conservation of existing riparian, woodland, coastal sage scrub, alluvial fan scrub, and open water habitats.	Not Applicable. The Project site is not located within or in close proximity to the Temescal Canyon Wash, Prado Basin, or the Santa Ana River.
Policy ER-9.3 Conserve existing known populations of least Bell's vireo and southwestern willow flycatcher in the Temescal Canyon Area Plan, including at Prado Basin, Santa Ana River, and Temescal Canyon Wash. Maintain existing breeding habitat for these species at Prado Basin, Santa Ana River, and Temescal Wash where applicable to a particular project and location.	Consistent. As documented in the Project's BRA (*Technical Appendix D1*), least Bell's vireo (LBV) was not observed during biological surveys and the riparian habitat present on the Project site does not provide suitable territorial or breeding habitat for LBV (L&L, 2024, p. 72). Additionally, the Project site does not contain any habitat suitable to support the southwestern willow flycatcher (L&L, 2024, p. 126). The remaining provisions of this policy relate to lands in close proximity to the Prado Basin, Santa Ana River, and/or Temescal Wash and are not applicable to the proposed Project.
Policy ER-9.4 Conserve and manage suitable habitat for species known to exist in the Temescal Canyon Area Plan of Western Riverside County's Multiple Species Habitat Conservation Plan.	Consistent. As indicated under the discussion and analysis of Threshold f), with implementation of the mitigation measures included in the SHP EIR (as modified/ supplemented herein), the proposed Project would be fully consistent with the Western Riverside County MSHCP.
Policy ER-9.5 Conserve clay soils supporting sensitive plant species known to occur in the Temescal Canyon area, including Munz's onion, Palmer's grappling hook, small-flowered morning glory, long-spined spineflower, thread-leaved brodiaea, small-flowered microseris, and many-stemmed dudleya.	Consistent. The Project site does not include any soil groups with high clay content, with exception of unmapped clay inclusions that are present in some areas along the ridgelines. As documented in the Project's BRA (*Technical Appendix D1*), Munz's onion Palmer's grappling hook, small-flowered morning glory, long-spined spineflower, thread-leaved brodiaea, small-flowered microseris, and many-stemmed dudleya were not observed on site and have a low probability to occur (L&L, 2024, Table 14).
Policy ER-9.6 Conserve sandy soils co-occurring with chaparral supporting Palomar monkeyflower, known to occur in the Temescal Canyon area.	Consistent. Palomar monkey flower has a low potential to occur on site and was not observed during field surveys conducted in 2024.
Policy ER-9.7 Conserve locations supporting California muhly, heart-leaved pitcher sage, Hall's monardella, and other sensitive plant species that may occur in a wide variety of habitat types within the Temescal Canyon Area Plan.	Consistent. California muhly, heart-leaved pitcher sage, and Hall's monardella were not observed during field surveys conducted in 2024 and have a low potential to occur (L&L, 2024, Table 14).
Policy ER-9.8 Provide for and maintain connection(s) from the Cleveland National Forest to Prado Basin and the Santa Ana River within Temescal Canyon, providing opportunities for offsite connections to Chino Hills State Park.	Not Applicable. Policy ER-9.8 provides direction to City staff and decision makers, and is not applicable to the proposed Project. No component of the proposed Project would conflict with this policy.
Policy ER-9.9 Conserve upland habitat adjacent to the Temescal Canyon Wash to augment existing upland habitat conservation in the Lake Matthews/Estelle Mountain Reserve areas and provide for contiguous connection of	Not Applicable. Policy ER-9.9 relates to lands adjacent to the Temescal Canyon Wash and upland habitat to the east within the Lake Matthews/Estelle Mountain Reserve areas, and the Project site is not located within close proximity to

Goal/Policy	Project Consistency
upland habitat blocks from the existing reserve to Temescal Wash. Habitat conservation should focus on blocks of existing upland habitat east of Temescal Canyon Wash connecting to Lake Matthews/Estelle Mountain Reserve.	either the Temescal Canyon Wash or the Lake Matthews/Estelle Mountain Reserve areas.
Policy ER-9.10 Conserve floodplain areas supporting sensitive plant species known to occur in Temescal Canyon, including Parry's spineflower, peninsular spineflower, smooth tarplant, and Coulter's matilija poppy.	Consistent. Parry's spineflower and peninsular spineflower were not observed during field surveys conducted in 2024 and have a low potential to occur. No habitat is present on site for smooth tarplant, which has no potential to occur. The proposed Project would result in impacts to 316 of the 716 (44 percent) Coulter's matilija poppy (CMP) (L&L, 2024, Table 14). As more fully discussed under the analyses of Thresholds b) and c), mitigation measures are proposed to reduce the Project's impacts to sensitive plant species to below a level of significant. The mitigation program includes a requires a 10-acre compensation parcel; the preservation of unimpacted areas on site as permanent natural open space (both of which support CMP) and the salvaging of CMP plants for replanting on or off site as compensation for Project impacts to the 316 CMJ individuals. In addition, CMP are covered species under the MSHCP and adequately conserved under the Plan, and as such Project impacts to these species would be less than significant with mandatory compliance with the MSHCP and payment of MSHCP development fees.
Policy ER-9.11 Conserve rocky soils co-occurring with coastal sage scrub, peninsular jumper, or chaparral supporting Payson's jewelflower, known to occur in the Temescal Canyon area.	Consistent. The majority of the Project site consists of sandy loams and loamy sands, and the only portion of the Project site that contains rock outcrop complexes occurs in the extreme western portion of the Project site that is not proposed for disturbance or development as part of the Project. Additionally, Payson's jewelflower was not observed during the 2024 biological surveys, and this species has only a low potential to occur on site. (L&L, 2024, Table 14 and Figure 5)
Policy ER-9.12 Provide for and maintain a continuous linkage along the Temescal Canyon Wash from the southern boundary of the Temescal Canyon to the Santa Ana River.	Not Applicable. Policy ER-9.12 provides direction to City staff and decision makers, and is not applicable to the proposed Project. Additionally, the Project site is not located in close proximity to the Temescal Canyon Wash or lands between the Temescal Canyon Wash and Santa Ana River.

Accordingly, and based on the foregoing analysis, the proposed Project would not conflict with any applicable policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and impacts would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

f) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The REIR found that the SHP site supports Riparian/Riverine Areas, which will be mitigated consistent with the requirements of the wildlife agencies via Mitigation Measures BIO-MM1, BIO-MM4 through BIO-MM6, BIO-MM7, BIO-MM9, BIO-MM10, BIO-MM11, and BIO-MM14 through BIO-MM19. The REIR found that impacts to sensitive species would be addressed Mitigation Measures BIO-MM3 and BIO-MM4, and that the SHP project also would incorporate measures to meet the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Urban/Wildlands Interface guidelines and requirements as required by BIO-MM20; therefore, the REIR found that impacts would be less than significant. The REIR disclosed that although the SHP site is in the Burrowing Owl Survey Area and supports suitable habitat, focused surveys were negative. In accordance with the MSHCP, the REIR imposed BIO-MM12 requiring a preconstruction survey for BUOW, which the REIR found would reduce potential future impacts to BUOW to less than significant. Additionally, the REIR found that the Project Applicant would be required to pay the MSHCP development mitigation fee, which would ensure full compliance with the MSHCP. (Corona, 2016, pp. 4.C-65 through 4.C-70)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The only applicable Habitat Conservation Plan in the Project area is the Western Riverside County MSHCP, as the Survey Area is not located within the SKR HCP conservation area and is not within the SKR HCP fee area. Provided below is an evaluation of the Project's consistency with MSHCP Reserve Assembly requirements, Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface [UWIG]), and Section 6.3.2 (Additional Survey Needs and Procedures).

Project Consistency with MSHCP Reserve Assembly Requirements

The MSHCP defines two distinct consistency processes for development projects based on their location within the MSHCP's coverage area, with separate processes for projects located outside of Criteria Areas and those within a Criteria Area. Criteria Areas consist of 160-acre 'cells' with identified conservation objectives. The Survey Area is not located within any MSHCP Criteria Cells, indicating that no portion of the Survey Area is targeted for conservation under the MSHCP. The nearest MSHCP Criteria Cell (Cell 1902) occurs approximately 0.8-mile northwest of the Project site. Accordingly, the proposed Project has no potential to conflict with the MSHCP Reserve Assembly Requirements. No impact would occur, and no mitigation measures are required.

Project Consistency with MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

As discussed in further detail under the analysis of Threshold c), no naturally occurring vernal pools were observed within the Survey Area. In addition, focused surveys for listed fairy shrimp species were negative for all species of fairy shrimp, both common and listed. Thus, the proposed Project has no potential to conflict with MSHCP Section 6.1.2 with respect to vernal pools or sensitive vernal pool species (L&L, 2024, p. 125). Impacts would not occur.

Streambed/wetland delineation studies identified ±19.3 acres of riparian/riverine area (sycamore woodland [±0.27 acre], mulefat scrub [±0.27 acre], coast live oak woodland [±5.71 acres], SBS [±9.87 acres], and streambeds

within unvegetated or upland habitats [±3.18 acres]) in the Survey Area, including offsite impact areas. The proposed Project would result in impacts to riparian/riverine areas subject to MSHCP Section 6.1.2, including permanent impacts to ±10.51 acres riparian/riverine habitat (sycamore woodland [±0.11 acre], mulefat scrub [±0.09 acre], coast live oak woodland [±4.61 acres], SBS [±3.61 acres], and streambeds within upland habitats [±2.09 acres]). An additional ±1.13 acres of riverine habitat will be temporarily impacted. Consistent with the findings of the SHP EIR, Project impacts to riparian/riverine areas subject to MSHCP Section 6.1.2 would be significant prior to mitigation. However, the proposed Project would be subject to compliance with the SHP EIR mitigation measures, as modified/supplemented herein. SHP EIR Mitigation Measure BIO-MM7 would apply, which has been modified as part of this EIR Addendum No. 1 to require mitigation for impacts to ±10.51 acres of riparian/riverine impacts at a minimum 2:1 basis (mitigation:impact), either through purchase of mitigation credits at an approved mitigation bank or through on-site mitigation. On-site mitigation areas, if proposed, would be subject to compliance with a Habitat Mitigation and Monitoring Plan (HMMP), which would be subject to approval by the City of Corona and Wildlife Agencies. New Mitigation Measure BIO-MM23 also requires the Project Applicant to restore to its existing/former condition the areas on site that would be temporarily impacted due to the need to construct a temporary haul road. Because the Project Applicant would be required to mitigate direct impacts to ±10.51 acres of riparian/riverine habitat (inclusive of impacts to 10.51 acres of CDFW jurisdictional areas and impacts to 1.48 acres of RWQCB jurisdictional areas) at a minimum ratio of 2:1, and with the restoration of the ±1.13 acres that would be temporarily impacted in association with the temporary haul road, Project impacts to riparian/riverine areas on site would be reduced to less-than-significant levels. (L&L, 2024, pp. 124-125)

Surveys in 2013 included protocol surveys for least Bell's vireo (LBV). LBV was not observed in the Survey Area and riparian vegetation suitable to provide territorial or breeding habitat for LBV is not present. Although some scattered willow and cottonwood species are present, vegetation diversity and density is not adequate to support the species. No suitable LBV breeding habitat is present on the site and none would be impacted. No LBV were observed on the site, and none would be impacted. The Project would have no impact on LBV, and no mitigation is required. (L&L, 2024, p. 126)

No habitat suitable to support the southwestern willow flycatcher and western yellow-billed cuckoo is present in the Survey Area and none would be impacted. The Project would have no impact on southwestern willow flycatcher and western yellow-billed cuckoo and no mitigation is required. (L&L, 2024, p. 126)

Other MSHCP Section 6.1.2 species are either absent, not expected to occur, or have a low potential for occurrence, with the exception of Coulter's matilija poppy and Fish's milkwort (L&L, 2024, p. 126).

Coulter's matilija poppy (CMP) was observed on the site during surveys from 2008 through 2024. Fourteen (14) locations of CMP were identified in 2008 and again in 2013 in the Survey Area. Results of the surveys in 2008 found 526 individuals. In 2013, only ±236 plants were found. Plants were found along the high flow level of active Feature 3 (unnamed drainage) and on the unpaved fire road in the middle of the Survey Area. In 2016, 37 individual CMP and groups were identified and mapped within Feature 3 and its tributaries, which is where most of the CMP were identified in 2008 and 2013. Approximately 691 plants were observed during the 2016 survey within Feature 3, which included locations not previously identified. The plants observed in 2016 were found again in 2017 and 2024. Three additional locations were observed in 2017 consisting of a total of 25 plants. Coulter's matilija poppy is covered under the MSHCP and adequately conserved under the Plan. Implementation of the Project would

impact these plants through loss of habitat and loss of individuals or populations within the disturbance area. Since Coulter's matilija poppy is covered under the MSHCP and adequately conserved under the Plan, Project-related impacts to Coulter's matilija poppy would be a covered impact under the MSHCP and no mitigation is required beyond payment of the MSHCP Mitigation Fee as required pursuant to Corona Municipal Code (CMC) Section 16.33.070. (L&L, 2024, pp. 126-127)

Fish's milkwort was identified during multiple surveys including the 2024 focused botanical surveys. A total of 25 plants were observed. Each location consisted of one or two plants, with two exceptions. Location #633 consisted of six plants and #937 consisted of five plants. All of the Fish's milkwort identified in the Survey Area is found within Feature 3 and its tributaries and is associated with coast live oak woodland or scrub oak chaparral. Under the MSHCP, Fish's milkwort conservation requirements have been met and this species is now adequately conserved under the Plan. Implementation of the Project would impact these plants through loss of habitat and loss of individuals or populations within the disturbance area. Since Fish's milkwort is covered under the MSHCP and adequately conserved under the Plan, Project-related impacts to Fish's milkwort would be a covered impact under the MSHCP and no mitigation is required beyond payment of the MSHCP Mitigation Fee as required pursuant to Corona Municipal Code (CMC) Section 16.33.070. (L&L, 2024, p. 127)

Accordingly, and based on the foregoing analysis, with implementation of the SHP EIR Mitigation Measures (as modified/supplemented herein), the proposed Project would be fully consistent with MSHCP Section 6.1.2, and impacts would be reduced to less-than-significant levels.

Project Consistency with MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species)

Section 6.1.3 of the MSHCP, *Protection of Narrow Endemic Plant Species*, states that the MSHCP database does not provide sufficient detail to determine the extent of the presence/distribution of Narrow Endemic Plant Species within the MSHCP Plan Area. Additional surveys may be needed to gather information to determine the presence/absence of these species to ensure that appropriate conservation of these species occurs. According to mapping information available from the Western Riverside County Regional Conservation Authority (RCA), the Project site is not located in an MSHCP Section 6.1.3 designated survey area for narrow endemic plant species (RCA, n.d.). Section 6.1.3 species are either absent, not expected to occur, or have a low potential for occurrence. The Project would have no impact on narrow endemic plant species. Therefore, the proposed Project has no potential to conflict with MSHCP Section 6.1.3, and no impacts would occur.

Project Consistency with MSHCP Section 6.1.4 (Urban/Wildlands Interface Guidelines)

MSHCP Core B (Cleveland National Forest) lies immediately west and south of the Project site. Indirect impacts that result from development, including lighting, urban runoff, toxics, and domestic predators, would be minimized through Project design. Provided below is an analysis of the Project's potential direct and indirect effects to the MSHCP Core Conservation area that could adversely affect biological resources.

Drainage

The Project incorporates streets, open channels, and natural drainage courses as well as a comprehensive system of underground storm drains to handle storm runoff from the Project site. Storm water from the Project site and offsite areas would be directed to storm drains. The design and operation of the drainage channel would be

adequate to preclude discharge of untreated urban runoff into open space areas. The proposed development would be required to incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that quantity and quality of runoff discharged to open space area is not altered in an adverse way when compared to existing conditions. Measures would be put in place to avoid discharge of untreated surface runoff from developed and paved areas into open space areas. Storm water systems would be designed to prevent the release of toxins, chemicals, petroleum products, invasive plant materials, or other elements that might degrade or harm biological resources or ecosystem wide processes within open space areas. This would be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance would occur to ensure effective operations of runoff control systems. The Project's proposed design also incorporates all of the requirements of SHP EIR Project Design Feature (PDF) BIO-1, which is listed at the end of this subsection. Accordingly, the proposed Project would not conflict with MSHCP Section 6.1.4 with respect to drainage. (L&L, 2024, pp. 130-131)

Toxics

The proposed Project is designed to utilize natural drainage patterns for the flow of surface water. Water Quality BMPs include education, storm drain stenciling, and street sweeping in compliance with City of Corona requirements. The earthen channel would be designed to filter potential toxics in storm water prior to its discharge into open space areas. These BMPs would be implemented as part of the storm water pollution prevention measures for the Project, in accordance with all appropriate NPDES requirements. The Project would result in the additional use of hazardous materials in limited quantities associated with normal residential activity, such as cleaning products, solvents, herbicides, and insecticides. Household and other goods used by residential homes that contain toxic substances usually are low in concentration and small in amount. Residents are required to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. Also, as of February 2006, fluorescent lamps, batteries, and mercury thermostats can no longer be disposed in the trash. Furthermore, the transport, use, and disposal of hazardous materials are fully regulated by the EPA, State, Riverside County, and/or the City of Corona. Mandatory compliance with applicable regulations would reduce the potential risk of toxic substance discharges to a level that is less than significant. Moreover, the Project would be subject to compliance with SHP EIR PDF BIO-2, which is listed at the end of this subsection and specifies requirements related to BMPs to address toxics that could indirectly impact downstream receiving waters. Accordingly, the proposed Project would not conflict with MSHCP Section 6.1.4 with respect to toxics, and impacts would be less than significant. (L&L, 2024, pp. 130-131)

Lighting

No nighttime construction activities are proposed as part of the Project, and as such construction-related lighting impacts affecting on- or off-site open space areas would not occur. Development of the Project would be subject to compliance with CMC Section 17.84.070 (Glare), which requires that "[a]ll areas of exterior lighting shall be designed to direct light downward with minimal spillover onto adjacent residences, sensitive land uses and open space," which would preclude potential indirect lighting impacts affecting on- and off-site open space areas, including within MSHCP Core B. The City of Corona would review future implementing projects (i.e., building permits) to ensure compliance with CMC section 17.84.070, which would ensure that long-term operational lighting does not adversely affect the on- or off-site open space areas. Additionally, the Project would be subject to compliance with SHP EIR PDF BIO-3, which prohibits Project lighting from adversely affecting proposed open space areas on site and prohibits nighttime construction unless absolutely necessary, and further requires all

Project lighting to comply with City of Corona requirements. As such, the Project would not conflict with the lighting provisions of MSHCP Section 6.1.4, and impacts would be less than significant.

Noise

The proposed Project incorporates landscape elements, including trees, shrubs, and groundcover, which would assist in noise reduction in native habitats adjacent to the Project. In addition, a Project-specific Noise and Vibration Analysis (NVA) was prepared for the Project and is included as *Technical Appendix I* to this SHP EIR Addendum No. 1. As more fully discussed under the analysis of Project noise impacts in Subsection 2.13, long-term operation of the proposed Project would not expose any surrounding land uses to daytime operational noise levels exceeding 36.8 dBA Leq or nighttime noise levels exceeding 33.9 dBA Leq, which are well below the daytime residential noise standards of 55 dBA during daytime hours and 50 dBA during nighttime hours as established by CMC Section 17.84.040 (Noise) for single-family residential land uses. In addition, the Project has been designed to implement SHP EIR PDF BIO-4, which requires the incorporation of landscaping elements at the Project perimeter with open space areas, and the analysis presented in Subsection 2.13 demonstrates that noise associated with Project operations would not expose open space areas to noise levels exceeding 65 dBA during the daytime hours and 45 DBA during the nighttime hours. Therefore, no noise created on the Project site would exceed residential noise standards. As such, the Project would be consistent with MSHCP Section 6.1.4 provisions related to noise, and impacts would be less than significant. (L&L, 2024, p. 131; UC, 2023, Tables 10-3 and 10-4)

Invasive Species

Projects adjacent to the MSHCP Conservation Areas are required to avoid the use of invasive plant species in landscaping, including invasive, non-native plant species listed in Volume I, Table 6-2 of the MSHCP. Future development on site would be subject to compliance with the proposed SHSP. SHSP Table 5-3, *Community Plant List*, identifies a list of plant species that may be planted within the SHSP area. Based on a review of SHSP Table 5-3, the SHSP does not include any of the prohibited plant species listed in MSHCP Volume 1, Table 6-2. In addition, SHP EIR Mitigation Measures BIO-MM5 and BIO-MM15 and (new) Mitigation Measure BIO-16 have been identified and imposed on the Project to reduce the Project's potential to result in the introduction of invasive species on site. The Project also would be subject to compliance with SHP EIR PDF BIO-5, which is listed at the end of this subsection and requires providing future homeowners with a list of native landscaping materials allowed within the proposed development and further prohibits the use of plant species prohibited pursuant to MSHCP Table 6-2. Implementation of SHP EIR Mitigation Measure BIO-MM5 would ensure that the Project's landscape plans do not include any common cultivar forms of Coulter's matilija in the plant palette, and further would ensure that the landscaping plant palette excludes those plant species identified by MSHCP Table 6-2, *Plants that Should be Avoided Adjacent to the MSHCP Conservation Area*. SHP EIR Mitigation Measure BIO-MM15 requires the Project Applicant to prepare and provide to future homeowners an education package informing future tenants/homeowners of the list of prohibited plant species identified by Mitigation Measure BIO-MM5. New Mitigation Measure BIO-MM24 would ensure that the Project's Codes, Covenants, and Restrictions (CC&Rs) include a provision prohibiting the planting of any of the plant species identified by SHP EIR Mitigation Measure BIO-MM5, which would help ensure that such plant species are not planted by future homeowners/tenants. Accordingly, with compliance with the SHSP mitigation measures and new Mitigation Measure BIO-MM24, the proposed Project would not result in the introduction of invasive species within MSHCP Core B or any of the on-site open space areas, and impacts would be reduced to less-than-significant levels. (L&L, 2024, p. 132)

Barriers

Proposed land uses adjacent to the MSHCP Conservation Areas are required to incorporate barriers, where appropriate in individual project designs, to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms. The proposed Project has been designed to include theme walls along Project perimeter streets adjacent to public streets, along with walls and fencing located where public view and/or important interfaces are of concern. The Project would be subject to compliance with the development standards and design guidelines specified by the proposed SHSP, applicable provisions of the CMC, and the mitigation measures identified by the SHP EIR (as supplemented/modified herein). Subsection 5.3.8 of the proposed SHSP includes the following requirement that has been included specifically to exclude human and domestic animal intrusion into the proposed open space areas on site: (L&L, 2024, p. 132)

> "*Special edge treatments shall be implemented where development areas abut open space areas, including the installation of minimum 6-foot-tall exclusion fencing in areas abutting natural open space areas, which shall be subject to review and approval by the City of Corona. No gates or other openings are allowed along rear yard walls or fences that abut biological open space areas*." (SHSP, Subsection 5.3.8)

Thus, the Project would be required to incorporate special edge treatments designed to separate development areas from open space areas, which would serve to minimize unauthorized public access, domestic animal predation, and illegal trespass and dumping within the on- and off-site open space areas. All fencing would be permanent and maintained in perpetuity. Approval of the fencing design also would be required by the City of Corona prior to Project initiation. The Project's proposed fencing also would implement the requirements of SHP EIR PDF BIO-6, which requires the provision of barriers to separate development areas from open space areas, measures to restrict access to the open space areas, and to preclude impacts from domestic animal predation within the open space areas. It should be noted that PDF BIO-6 has been slightly modified as part of this Addendum to require only six-foot-tall fencing per the recommendations of the Project's biologist and in order further the City's goal to encourage the use of the Project's trail system by bicycles and pedestrians. Additionally, the Project would be subject to the requirements of PDF BIO-7, which requires the posting of signage at the trail entrances to inform trail users to stay on trails to avoid impacting open space areas. In addition, and as required by SHP EIR PDF BIO-8, the Project Applicant would be required to provide Homeowner Educational pamphlets to inform them of the potential impacts by uncontrolled pets on native habitats and to request residents be good stewards of the land and prevent or limit their domestic cats from being allowed to openly hunt in the avoidance area. There are no components of the proposed Project that would have the potential to conflict with the barriers provisions of MSHCP Section 6.1.4. Accordingly, potential impacts due to a conflict with MSHCP Section 6.1.4 requirements related to barriers would be less than significant. (L&L, 2024, p. 132)

Grading/Land Development

The MSHCP states that manufactured slopes associated with development shall not extend into the MSHCP Conservation Areas. As depicted on the grading plan included as part of TTM 36544R1, Project grading would not extend into the off-site areas that comprise MSHCP Core B. As such, and in accordance with SHP EIR PDF BIO-9 (listed at the end of this Subsection), the Project would not conflict with the MSHCP requirements related to grading and land development, and impacts would be less than significant.

Project Consistency with MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

In accordance with Section 6.3.2 of the MSHCP, Additional Survey Needs and Procedures, additional surveys may be needed for certain species in order to achieve coverage for these species. The query of the RCA MSHCP Information Map and review of the MSHCP determined that the Study Area is located within the designated survey area for Burrowing Owl (BUOW) as depicted in Figure 6-4 within Section 6.3.2 of the MSHCP. The Project site is not located within the survey area for any other species pursuant to MSHCP Section 6.3.2. (RCA, n.d.)

Burrowing owl is currently designated as a California Species of Special Concern (SSC). The burrowing owl is a grassland specialist distributed throughout western North America where it occupies open areas with short vegetation and bare ground within shrub, desert, and grassland environments. Burrowing owls use a wide variety of arid and semi-arid environments with level to gently-sloping areas characterized by open vegetation and bare ground. The western burrowing owl (*Athene cunicularia* ssp. *hypugaea*), which occurs throughout the western United States including California, rarely digs its own burrows and is instead dependent upon the presence of burrowing mammals (i.e., California ground squirrels, coyotes, and badgers) whose burrows are often used for roosting and nesting. The presence or absence of colonial mammal burrows is often a major factor that limits the presence or absence of burrowing owls. Where mammal burrows are scarce, burrowing owls have been found occupying man-made cavities, such as buried and non-functioning drainpipes, stand-pipes, and dry culverts. They also require low growth or open vegetation allowing line-of-sight observation of the surrounding habitat to forage and watch for predators. In California, the burrowing owl breeding season extends from the beginning of February through the end of August.

Under the MSHCP burrowing owl is considered an adequately conserved covered species that may still require focused surveys in certain areas as designated in Figure 6-4 of the MSHCP. The Project site occurs within the MSHCP burrowing owl survey area and a habitat assessment was conducted for the species to ensure compliance with MSHCP guidelines for the species. In accordance with the MSHCP Burrowing Owl Survey Instructions (2006), survey protocol consists of two steps, Step I – Habitat Assessment and Step II – Locating Burrows and Burrowing Owls.

A focused study conducted in 2013 on the Project site found no BUOW or BUOW sign. A habitat assessment and burrow survey conducted in 2016 found no BUOW, no BUOW sign and no suitable burrows. An updated habitat assessment and burrow survey conducted in 2024 found no BUOW, no BUOW sign and no suitable burrows. BUOW is not expected to occupy large portions of the site due to high vegetation density and steep-walled canyons. As such, burrowing owls are presumed to be absent from the Project site. Although focused surveys conducted for the proposed Project determined that the burrowing owl is absent from the Study Area, there is nonetheless a potential for the site to become occupied with burrowing owls prior to construction activities. This finding is consistent with the conclusion reached by the SHP EIR, which imposed Mitigation Measure BIO-MM12 to require pre-construction clearance surveys. The SHP EIR concluded that with implementation of Mitigation Measure BIO-MM12, impacts to the BUOW would be reduced to less-than-significant levels. Mitigation Measure BIO-MM12 has been revised as part of this Addendum No. 1 to the SHP EIR in order to provide more specific requirements related to the BUOW and to fully ensure all applicable MSHCP requirements are met. Accordingly, with implementation of the revised Mitigation Measure BIO-MM12, Project impacts to the burrowing owl would be reduced to less-than-significant levels. Thus, with implementation of the required mitigation the proposed Project would not conflict with MSHCP Section 6.3.2, and impacts would be reduced to less-than-significant levels. (L&L, 2024, pp. 77, 128)

Conclusion of MSHCP Consistency

As indicated in the preceding analysis, the proposed Project has the potential to conflict with MSHCP Section 6.1.2 (due to Project impacts to ±10.51 acres riparian/riverine habitat), MSHCP Section 6.1.4 (due to the potential for introduction of invasive species), and MSHCP Section 6.3.2 (due to potential impacts to the burrowing owl). With mandatory compliance with applicable provisions from the CMC, the development standards and design guidelines contained within the proposed SHSP, and the SHP EIR mitigation measures (as modified/supplemented herein), the proposed Project would be fully consistent with all applicable provisions of the MSHCP. Consistent with the findings reached by the SHP EIR, Project impacts due to a conflict with the MSHCP would be reduced to less than significant levels. It also bears noting that the Project would disturb essentially the same area as identified for disturbance by the SHP EIR, and in fact, result in less total disturbance that the Approved Project. Thus, as a general matter, the SHP EIR already anticipated and analyzed all of the impacts to biological resources that would occur from the currently proposed Project. For all these reasons, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

Mitigation Measures

The following mitigation measures from the SHP EIR shall apply, as modified/supplemented below, in order to reduce the Project's potential impacts to biological resources to below a level of significance. Revisions/additions to the SHP EIR Mitigation Measures are shown below in ~~strikeout~~/underline format. The revisions to the SHP EIR mitigation measure were incorporated in order to reflect current mitigation requirements for impacts to biological resources, and reflect more stringent requirements as compared to the mitigation measures included in the SHP EIR.

BIO-MM1 **Biological Monitor/BMPs.** The project impact areas and avoidance areas shall be flagged or fenced prior to clearing to prevent incursion into unsurveyed or avoided areas. A qualified biological monitor(s) shall monitor work activities during the initial clearing and grading phase of construction (including any ground or vegetation disturbance, demolition, fence installation, grading of existing roads, material delivery, etc.). The monitoring biologist shall ensure the flagging or fencing remains intact and no incursions into avoided areas occurs. The monitoring biologist shall examine each area of impact as the clearing/grading operations move into an uncleared native habitat area or into any area that has had a lapse in construction for more than 30 days to ensure no sensitive wildlife species are present. The biologist shall inspect debris piles, pipes, burrows, vegetation, leaf litter piles, and other potential refugia for sensitive wildlife species prior to initiation of clearing, grubbing, grading, or any other Project activity that may injure or kill sensitive wildlife species.

If wildlife is discovered, the biological monitor shall take appropriate action as defined in the mitigation measures, permit conditions, and regulations. The biological monitor may move wildlife or humanely encourage it to move out of harm's way, if safe and feasible and permitted to do so. Potential day roosts for pallid bat (e.g., caves, crevices, mines, hollow trees, buildings, etc.) shall be inspected by a qualified bat biologist prior to initial ground disturbance. If bats are roosting, a bat exclusion plan shall be prepared and submitted to CDFW for review prior to impacts. If a colony

is discovered during the breeding season (March 1 -October 1), the biologist shall determine appropriate avoidance measures, including, but not limited to sound walls, buffers, and Project phasing/timing, to prevent disturbance to the colony until all young are weaned and capable of foraging independently.

Monitoring and survey activities shall be documented on a daily basis. All monitoring reports and communications shall be retained in Project files to allow review by the City of Corona, CDFW, and USFWS, if requested.

BIO-MM2 **Special Status Botanical Species**. ~~Mitigation shall be provided for~~The following measures shall apply to address and minimize potential impacts to Coulter's matilija poppy, intermediate mariposa lily, and chaparral nolina to the extent feasible.

- Impacts shall be minimized and avoided to the extent feasible. Prior to commencement of ground-disturbing activities (i.e., clearing and grading), Coulter's matilija poppy and intermediate mariposa lily plants within the development footprint shall be salvaged for use in the Project area, avoidance area, or reuse in local restoration projects. In addition, a qualified botanist shall collect seeds from plants within the grading impact area during the spring or summer before grading commencement.
- Prior to commencement of ground-disturbing activities (i.e., clearing and grading), ~~I~~impacts to chaparral nolina shall be mitigated through translocation and seed collection with propagation to an on-site or off-site preserved property acceptable to the City. ~~Prior to any ground-disturbance, the Applicant shall prepare a Chaparral Nolina Planting Plan (Plan) for chaparral nolina.~~ The property shall be composed of habitat characteristics suitable to support chaparral nolina, including but not limited to: appropriate soils, elevation, and supporting chaparral or coastal sage scrub (or a combination thereof) habitat. The property shall be conserved via recordation of a conservation easement or deed restriction in favor of a California Department of Fish and Wildlife (CDFW)-due diligence approved local conservation entity to protect chaparral nolina on the property in perpetuity. Alternatively, the land may be transferred in fee title to a CDFW-approved local conservation entity. A management fund shall be established by the Applicant and will consist of an interest-bearing account with the amount of capital necessary to generate sufficient interest and/or income to fund all monitoring, management, and protection of the conservation area(s), including but not limited to, reasonable administrative overhead, biological monitoring, invasive species and trash removal, signage replacement and repair, law enforcement measures, long-term management reporting (as described below), and other actions designed to maintain and improve the habitat of the conserved land(s), in perpetuity.
- Prior to commencement of ground-disturbing activities, a Property Analysis Record, or substantially equivalent analysis, shall be conducted by the Applicant and approved by the City to determine the management needs and costs described above, which then will be used to calculate the capital needed for the management of the fund. This management fund shall be held and managed by a CDFW-approved local conservation entity. To protect the mitigation area(s), the Project Applicant shall place appropriate signage around the perimeter of each

site. Except for uses appropriate to a habitat conservation area, the public shall not have access to the mitigation area(s), and no activities shall be permitted within the mitigation areas, except maintenance of habitat, including the removal of nonnative plant species, trash, and debris, and the installation of native plant materials. Prior to any ground disturbance, the Applicant shall prepare a Chaparral Nolina Planting Plan (Plan) for chaparral nolina. The Plan shall require a replacement ratio of 1:1 by area, and ensure a minimum 90 percent survivorship at the end of a five-year monitoring period, which shall be verified by the monitoring biologist (minimum qualifications of the monitoring biologist are specified below). At a minimum, the five-year plan shall include the following information:

5. a description of the existing conditions of the receiver site(s) characterizing the suitability of the site(s) for chaparral nolina, and documenting the acreage of the site,
6. a description of how the site will be preserved in perpetuity, e.g., conservation easement, deed restriction, etc., and the name of the CDFW-approved due diligence entity that will hold the easement/deed restriction, etc.,
7. qualifications of the monitoring biologist. At a minimum the monitoring biologist will possess a minimum of five-year's experience conducting habitat restoration projects in coastal sage scrub and/or chaparral habitat in Riverside County, California,
8. receiver site preparation for transplanting,
9. goals for success,
10. schedule,
11. propagation techniques,
12. transplant and seedling installation methods,
13. plant spacing,
14. performance criteria for success, including provision for control of non-native and invasive species,
15. monitoring and reporting procedures for each of the five years of the monitoring period,
16. adaptive management strategies, including a contingency plan should the site fail to meet the specified success criteria, and
17. maintenance requirements that will be reviewed and approved by the City. The Plan shall also ensure a mixture of both male and female plants.

BIO-MM3. **Compensation Parcel**. Prior to issuance of a grading permit, the project Applicant shall preserve a minimum of ten (10) acres (a 1:1 ratio) of natural habitat, which shall be biologically equivalent or superior to the Public/Quasi-Public (PQP) land the project site surrounds, and shall be located adjacent to USFS land. The compensation parcel shall either be:

1. Deeded in fee title to the United States Forest Service (USFS) or Western Riverside County Regional Conservation Authority (RCA) to ensure appropriate protection and permanent habitat management in perpetuity, or

2. Conserved via recordation of a conservation easement or deed restriction in favor of a CDFW-due diligence approved local conservation entity.

BIO-MM4. **Designate Unimpacted Areas as Open Space**. Prior to recordation of Final Maps for each phase of the proposed development, ~~T~~those areas of the project site not impacted by the project footprint, including Riparian/Riverine and excluding the minimum 10-acre preservation area identified in BIO-MM3, shall be conserved in perpetuity via the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided Riparian/Riverine areas shall be conserved prior to issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions and values in-perpetuity.

BIO-MM5. **Other Species to Avoid in Landscaping**. Prior to issuance of grading permits, building permits, and/or road improvement plans, the Project Applicant shall prepare a landscape plan for review and approval by the City of Corona The landscape plan shall prohibit the use of ~~The project Applicant shall add~~ more common cultivar forms of Coulter's matilija poppy to the list of plants to be avoided in site landscaping, including White Cloud matilija poppy. Additional non-native plants ~~to be avoided~~that shall not be planted within any onsite mitigation or landscaping include coyote brush (*Baccharis pilularis*) and fourwing saltbush (*Atriplex canescens*). In addition, the landscape plan shall exclude those species identified in Table 6-2, *Plants that Should be Avoided Adjacent to the MSHCP Conservation Area*, of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). To ensure these non-native plants are not used in landscaping within the project site, the project Applicant shall include a list of plant species to avoid within the CC&Rs for the development. The project applicant shall also develop and distribute a suitable homeowner education package to residents / new owners covering the species to avoid.

BIO-MM6. **Oak Tree Replacement**. The project Applicant shall replace oak trees impacted by the project at a ratio consistent with the City of Corona oak tree conservancy policy (10.10.5), at no less than a 2:1 ratio. Replacement trees shall be located in undeveloped natural areas suitable to support these trees or in onsite mitigation areas where possible. If spacing requirements limit the number of replacement trees in these areas additional plantings may be located in landscaped areas as close to open space as feasible. All replacement trees shall be planted prior to issuance of the Certificate of Occupancy.

BIO-MM7. **Riparian/Riverine.** Prior to issuance of a grading permit, the project Applicant shall provide mitigation for ±10.51~~07~~ acres of Riparian/Riverine impacts at no less than a 2:1 basis, as determined through consultation with the City of Corona and ~~w~~Wildlife ~~a~~Agencies based on their approval of the Determination of Biologically Equivalent or Superior Preservation ("DBESP"; see SHP EIR Addendum No. 1 Technical Appendix D2) that provides a functions and values analysis pursuant to the requirements of the MSHCP. ~~The project Applicant proposes mitigation in the form of offsite mitigation with the Riverside-Corona Resource Conservation District (RCRCD) or other suitable approved organization with available credits. Currently, mitigation in banks is favored to preserve large areas of habitat where it is needed to fulfill the conservation goals of the~~

~~MSHCP. In the event mitigation with the RCRCD is not finalized for any reason, the project Applicant shall provide equal or greater value mitigation in one or more of the following forms: offsite acquisition and preservation, participation in an approved mitigation bank, onsite creation, offsite creation, enhancement, or reestablishment.~~ If offsite mitigation is incorporated, the preferred choice shall be to find mitigation within or adjacent to the Santa Ana Watershed and in or adjacent to Corona if possible. In addition, some avoided resources within the open space areas shall be preserved to the extent feasible pursuant to a ~~in an open space area and~~ deed restriction~~ed~~ or other appropriate legal mechanism to prevent future development.

If onsite mitigation is proposed as an alternative mitigation, ~~the project Applicant shall prepare~~ a Habitat Mitigation and Monitoring Plan (HMMP) shall be developed and provided for review and approval by local and regulatory agencies, ~~which~~ and shall include at a minimum the following components:

- Quantitative success criteria (vegetation cover and species richness);
- Recommendations for soil preparation;
- A plant palette to include native species occurring on the site, such as coast live oak and Coulter's matilija poppy;
- Planting methods;
- Irrigation and maintenance requirements; and
- A long-term mitigation maintenance and monitoring plan with remedial measures.

BIO-MM8. **Storm Water Pollution Prevention Plan.** Prior to the ~~first ground disturbance~~ issuance of a grading permit, the project Applicant shall prepare ~~and implement a Storm Water Pollution Prevention Plan or~~ for City of Corona review and approval of a Stormwater Pollution Prevention Plan (SWPPP), which shall identify all standard best management practices (BMPs) to prevent discharges from entering avoided jurisdictional drainages ~~WoUS~~ during construction. The required SWPPP shall at a minimum include BMPs ~~shall~~ that include but are not ~~be~~ limited to:

- Use of erosion control or sedimentation prevention methods, such as fiber rolls, sand bags, rice mats, straw wattles, or similar measures, where appropriate; and
- Proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances will be enforced.

Compliance with the City-approved SWPPP shall be required as a condition of grading permit approval, compliance with the SWPPP shall be required by bid documents issued to prospective construction contractors, and the Project construction contractors shall permit periodic inspection of the construction site by City of Corona staff or its designee to confirm compliance during all construction activities.

BIO-MM9. **Regional Water Quality Control Board Permit.** Prior to the issuance of a grading permit, to mitigate for the loss of 1.48~~57~~ acres and temporary loss of ±0.25-acre of State waters regulated by ~~non-wetland WoUS due to project construction, project Applicant shall enter into an agreement with the U. S. Army Corps of Engineers (via issuance and implementation of a Nationwide permit~~

~~or Individual permit) and with~~ the ~~California~~ Santa Ana Regional Water Quality Control Board (via issuance and implementation of a Clean Water Act [CWA] Section 401 Certification) to replace permanently-impacted State waters as specified by the agreement with RWQCB ~~affected WoUS and wetlands at a ratio specified by the U. S. Army Corps of Engineers and California Regional Water Quality Control Board, but~~ at not less than a 2:1 basis, through offsite acquisition and preservation, participation in an approved mitigation bank, and/or on or offsite creation, enhancement, or reestablishment of ~~WoUS~~ State waters or a combination of these options. Temporary impacts to RWQCB State waters shall be mitigated through on-site restoration within the temporarily impacted areas or as otherwise specified by the CWA Section 401 certification. The exact ratio shall be based on a functions and values assessment included in the Project's Determination of Biologically Equivalent or Superior Preservation ("DBESP"; see SHP EIR Addendum No. 1 Technical Appendix D1) and pursuant to RWQCB's approval. Preparation of a Habitat Mitigation and Monitoring Plan (HMMP) outlining the details of the mitigation shall be required for any on-site mitigation or off-site mitigation on lands not already subject to an RWQCB-approved HMMP.

BIO-MM10. **California Department of Fish and Wildlife Permit.** Prior to the issuance of a grading permit, to mitigate for the loss of ±10.51~~07~~ acres of streambed and wetlands and the temporary loss of ±1.13 acres of streambed due to project construction, the project Applicant shall enter into an agreement with the California Department of Fish and Wildlife (CDFW) via issuance and implementation of a Section 1600 Streambed Alteration Agreement ~~, Section 1600)~~ to replace affected streambed at not less than a 2:1 basis (mitigation:impact) for permanent impacts and restoration of temporarily impacted areas to their existing/former condition, as specified by the California Department of Fish and Wildlife, through a combination of offsite acquisition and preservation, participation in an approved mitigation bank, and/or on or offsite creation, enhancement, or reestablishment of the streambed. The exact ratio shall be based on a functions and values assessment pursuant to CDFW's approval of the required Streambed Alteration Agreement. Preparation of a Habitat Mitigation and Monitoring Plan (HMMP) outlining the details of the mitigation shall be required for on-site mitigation or off-site mitigation on lands not already subject to a CDFW-approved HMMP.

BIO-MM11. **Nesting Birds**. To prevent impacts to sensitive, migratory, and nesting birds (including raptors), clearing, or other work in native habitats~~, should~~ shall be avoided during the critical nesting period of January 1 – September 1. If work cannot be avoided during this timeframe, a nesting bird survey shall be conducted by a qualified biologist within three (3) days prior to initiation of clearing and/or grading. A letter report documenting the clearance survey and its results shall be provided to the City of Corona prior to any disturbance to the Project site. If nesting birds are present, a nesting bird plan ~~will~~ shall be developed and implemented ~~and~~ to include appropriate measures to mitigate potential impacts, including maintaining a buffer area until fledging has occurred. Active bird nests ~~should~~ shall be mapped utilizing a hand-held global positioning system (GPS) (getting as close as possible without disturbing the nest) and a buffer will be flagged around the nest (typically 300 feet for most species, 500-foot buffer for raptor nests), as determined appropriate by the biologist. Construction should not be permitted within the buffer area while

the nest continues to be active (eggs, chicks, etc.). Once fledging has occurred no further avoidance is required.

BIO-MM12. **Burrowing Owl**. A pre-construction burrowing owl clearance survey shall be conducted by an experienced burrowing owl ~~qualified~~ biologist no more than 30 days before earth disturbance (construction). The survey will be conducted as close to the actual construction initiation date as possible. A letter report documenting the clearance survey and its results shall be provided to the City of Corona prior to any disturbance to the Project site and prior to commencement of grading activities. If owls are present, the project biologist ~~will~~ shall consult with local and state agencies, as appropriate, and develop a mitigation plan. Mitigation will be based on the following goals and requirements included in the MSHCP:

1. If the site contains or is part of an area supporting less than 35 acres of suitable habitat or the survey reveals that the site and the surrounding area supports fewer than three (3) pairs of burrowing owls, the onsite burrowing owls will be passively or actively relocated following accepted protocols.
2. Occupied nests shall be avoided during the nesting season (February 1 – August 31) and a buffer of 300 to 500 feet shall be employed, depending on the level of disturbance surrounding the burrow.
3. Burrow exclusion shall be utilized outside of the nesting season by installing a one-way door in burrow openings. The burrow shall be closed following verification burrows are empty (through site monitoring and scoping).
4. If the site (including adjacent areas) supports three (3) or more pairs of burrowing owls, supports greater than 35 acres of suitable habitat, and is non-contiguous with MSHCP Conservation Area lands, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite.

BIO-MM13. ~~A~~**Mountain Lion Program**. Prior to issuance of the first Certificate of Occupancy for each phase of development, a mountain lion (*Puma concolor*) program shall be developed by the project Applicant for City review and approval in an effort to reduce likelihood of human-lion conflicts. The program shall include the following components:

1. A suitable homeowner education package for distribution to residents / new owners;
2. A suitable road sign program warning of the presence of mountain lions and the need for reduced speeds and increased caution;
3. A suitable CC&R provision limiting unsupervised outdoor pets and pet feeding practices that may encourage mountain lions to enter residential yards in search of food; and
4. A suitable mountain lion safety plan.

The Project's CC&Rs shall include a provision specifically requiring future homeowners to comply with the requirements of the Mountain Lion Program.

BIO-MM14. A qualified biologist shall monitor clearing and grubbing activities as they impact vegetation on the site. A qualified biologist shall inspect debris piles, pipes, burrows, vegetation, leaf litter piles, and other potential refugia for sensitive wildlife species prior to initiation of clearing, grubbing, grading, or any other project activity that may injure or kill sensitive wildlife species. If wildlife is discovered, the qualified biologist shall move it out of harm's way or allow it to move safely out of the work area prior to initiation of project activities.

Potential day roosts for pallid bat (e.g., caves, crevices, mines, hollow trees, buildings, etc.) shall be inspected by a qualified bat biologist prior to initial ground disturbance. If bats are roosting, a bat exclusion plan shall be prepared and submitted to CDFW for review prior to impacts. If a colony is discovered during the breeding season (March-October), the biologist shall determine appropriate avoidance measures, including, but not limited to sound walls, buffers, and project phasing/timing, to prevent disturbance to the colony until all young are weaned and capable of foraging independently.

BIO-MM15. **Homeowner Education Package (Invasive Species)**. Prior to issuance of occupancy permits, the Project Applicant shall develop for review and approval by the City of Corona, a homeowner education package providing and informing future occupants that the list of plant species identified in Mitigation Measure BIO-5 are prohibited and may not be planted on any individual lot. The homeowner education package also shall include a list of recommended non-prohibited plant species. A copy of the City-approved homeowner education package shall be provided to future owners/tenants as part of all future lease/sales agreements. ~~Design guidelines for the proposed project shall provide the new homeowners with a list of native landscaping materials permitted within the development area. These materials have been selected for their contribution to the project theme, adaptability to local climatic and soil conditions, and for their compatibility with the unique natural environment in the area. None of the plants listed in Section 6.1.4 of the MSHCP will be utilized in the development and their use by future homeowners will be prohibited. The MSHCP has identified invasive plants that should be removed from open space areas. This list is included in Table 6-2 of the MSHCP and in Appendix C, and shall be included in the CC&Rs prepared for the subdivision.~~

BIO-MM16. **Invasive Vegetation Control – Heavy Equipment**. All heavy equipment used onsite shall be washed, particularly the wheels and under carriage, prior to bringing it onto the project site from other construction sites to prevent the spread of weedy species.

BIO-MM17. **Invasive Vegetation Control – Staging Areas**. Staging areas shall be placed in areas that have been previously disturbed or have degraded habitat within the project footprint but do not show an infestation of non-native species. Staging areas shall be maintained in a weed/noxious weed-free condition.

BIO-MM18. All refuse created or brought onsite by clearing personnel or contractors shall be placed in covered containers, removed from the site daily, and disposed of properly.

BIO-MM19. Field crews shall maintain the speed limit on posted roads and limit vehicle/truck speeds on unpaved surfaces to 15 miles per hour or less.

BIO-MM20. **Urban/Wildlands Interface**. Prior to issuance of grading or building permits, the ~~City of Corona shall review the grading/building plans to ensure that measures~~ Applicant shall ensure that the grading and building plans have incorporated the measures to meet the requirements of the ~~The proposed project shall incorporate measures to meet~~ MSHCP Urban/Wildlands Interface guidelines and requirements (see MSHCP Volume I, Part 2 of 2, subsection 6.1.4) with respect to ~~These measures will address~~ Drainage, Toxics, Lighting, Noise, Barriers, Access, Pets, and Grading/Land Development (See Section 9.5 of the BRA Report included in Appendix D to this Draft EIR).

Additional measures that have been included in this Addendum No. 1 to the SHP EIR based on current site conditions and changes to biological regulations, and area listed below.

BIO-MM21 **Crotch's Bumble Bee**. In the event the Crotch's bumble bee (*Bombus crotchii*) status is listed as candidate, threatened or endangered by the CDFW at the time of construction, the following measures shall be implemented.

- Clearing/ground-disturbing activities shall be prohibited from February 1 through September 30 within suitable habitat for the Crotch's bumble bee. As part of this requirement, if construction is proposed during this period, a qualified biologist shall go out and mark all of the suitable habitat on site, which must be avoided and fencing provided around any accessible areas until at least September 30. A letter report documenting the actions performed and completion of this measure shall be provided to the City of Corona prior to any disturbance of the Project site. Construction activities may commence in areas outside of suitable habitat for the bee.
- For construction between October 1 and January 31, a pre-construction survey is required within suitable habitat to confirm that no nests occur on site. Should any nests be identified, the Project biologist shall consult with CDFW to determine if permits are required. Clearance within that portion of the property determined by the biologist to support a nest and a suitable buffer shall be avoided until consultation with the CDFW determines activities can resume or the site is no longer occupied. If the pre-construction survey identifies no nests, then construction activities may proceed as normal. A letter report documenting the actions performed and completion of this measure shall be provided to the City of Corona prior to any disturbance of the Project site. If consultation with the CDFW is required a second letter report shall be provided documenting the CDFW determination, requirements and approval prior to moving forward with construction activities on that portion of the Project site.
- Pesticides considered harmful to the Crotch bumble bee shall be prohibited during construction.

BIO-MM22 **Workers Environmental Awareness Program.** All persons employed or otherwise working on the Project site during the vegetation clearing and grading phase of construction shall attend a

Workers Environmental Awareness Program (WEAP) training. All workers must attend WEAP training prior to performing any work on-site. The WEAP shall consist of a presentation (either provided in person by the biological monitor or a recorded training session) that includes a discussion of the biology of the habitats and species that may be present at the site. The WEAP shall also include information about the special-status plant and wildlife species that may be present, legal protections for those species, penalties for violations, and mitigation measures. The WEAP shall include but not be limited to burrowing owl, nesting birds, and other special-status species. The WEAP shall also include information on weed control practices, appropriate trash disposal, fire prevention and procedures for smoking, spill prevention and procedures, jurisdictional waters and SWPPP, BMPs, biological monitors and compliance responsibilities, and other issues such as pets, firearms, etc. Attendance at training shall be documented and construction workers provided with a hardhat sticker. Supporting materials shall be provided to all personnel during the training program, including contact information for the biological monitor and/or other compliance personnel. Informal or formal refresher training shall be conducted as needed to maintain compliance.

BIO-MM23 **Restoration.** Prior to final grading inspection, temporary impact areas associated with the haul road required during site mass grading activities shall be restored to its former condition.

BIO-MM24 **Invasive Species Restrictions and CC&Rs**. Prior to issuance of occupancy permits, the Project Applicant shall provide the City of Corona with a copy of the Project's Codes, Covenants, and Restrictions (CC&Rs). The Project CC&Rs shall explicitly prohibit the planting of the non-native plant species identified by Mitigation Measure BIO-5.

PDF BIO-1 **Drainage**. The project incorporates project streets, open channels and natural drainage courses as well as a comprehensive system of underground storm drains to handle storm runoff from the project site. Storm water from the project site and off-site areas will be directed to storm drains. The design and operation of the drainage channel shall be adequate to preclude discharge of water into open space areas that are of lower quality or higher quality than current conditions. The proposed development shall incorporate measures, including measures required through the NPDES requirements, to ensure that the quantity and quality of runoff discharged to the open space area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into open space areas. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes within open space areas. This will be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

PDF BIO-2 **Toxics**. The proposed project is designed to utilize natural drainage patterns for the flow of surface water. Water Quality Best Management Practices (BMPs) include education, storm drain stenciling, and street sweeping in compliance with the City of Corona's requirements. The earthen channel shall be signed to filter potential toxics in the storm water prior to its discharge into open

space areas. These BMPs will be implemented as part of the storm water pollution prevention measures for the project, in accordance with all appropriate NPDES requirements. The project would result in the additional use of hazardous materials in limited quantities associated with normal residential use such as cleaning products, solvents, herbicides, and insecticides. However, compliance with regulations will reduce the potential risk of hazardous material exposure to a level that is less than significant. An information pamphlet has been prepared for each homeowner regarding the use of toxics.

PDF BIO-3 **Lighting**. Outdoor lighting of residences will be designed so that all direct beams would be confined to dwelling sites. Project lighting will not intrude into the open space conservation areas. Street lighting, parking lot lighting, and other project-related illumination sources will be positioned, directed, and shielded so as to avoid "light spill" into the conserved areas. The proposed project will avoid any night lighting adjacent to the open space areas. Night lighting will not be used during the course of construction unless absolutely necessary. If necessary, the lights will be directed and shielded to minimize lighting of the surrounding habitat. The level of off-site lighting and lighting fixtures would comply with the applicable requirements and policies of the City of Corona.

PDF BIO-4 **Noise**. The proposed project incorporates landscape elements including trees, shrubs, and groundcover, which will assist in noise reduction on the project site. In addition, a noise analysis prepared for the project found that no proposed on-site or surrounding sensitive land uses would experience long-term noise levels in excess of 65 dBA during the daytime hours under build-out of the proposed project. This daytime noise level would not result in exterior nighttime levels greater than 45 dBA. Therefore, no noise created on the project site would exceed residential noise standards.

PDF BIO-5 **Invasives**. Exotic Vegetation Control – Design guidelines for the project will provide the homeowners with a list of native landscaping materials permitted within the project site. These materials have been selected for their contribution to the project theme, adaptability to local climatic and soil conditions, and for their compatibility with the unique natural environment in the project site. The MSHCP has identified exotic invasive plants that should be areas avoided adjacent to the MSHCP Conservation Area in Table 6-2, Section 6.1.4 of the MSHCP; none of these plants will be utilized for the proposed project and their use by future homeowners will be prohibited.

PDF BIO-6 **Barriers**. The proposed project will include theme walls along project perimeter streets adjacent to public streets, and will include walls and fencing located where public view and/or important interfaces are of concern. The proposed project will incorporate special edge treatments designed to separate development areas from open space areas. These areas of native landscaping and fencing will serve to minimize unauthorized public access, domestic animals predation, and illegal trespass and dumping. Exclusion fencing will be permanently placed where development abuts avoided and adjacent open space areas. The exclusion fence will be a minimum of ~~eight~~ six feet in height and will be installed and maintained for the purposed of controlling human and pet access (cats and dogs) into the open space area and be in compliance with MSHCP requirements. The

fencing will be permanent and will be maintained in perpetuity. Approval of the fencing design will be required by the City of Corona prior to project initiation.

PDF BIO-7 **Access**. Access points between native habitats and the project development will be posted with signage requesting residents to stay on the trails and not to disturb habitat. Yard fencing with no back gate will reduce access to native habitats adjacent to the project.

PDF BIO-8 **Pets**. Uncontrolled pets, feral dogs and cats can predate on native wildlife species. Appropriate signage will be posted requesting residents leash their pets. Homeowner Educational pamphlets will be used to inform them of the potential impacts by uncontrolled pets on native habitats and to request residents be good stewards of the land and prevent or limit their domestic cats from being allowed to openly hunt in the avoidance area.

PDF BIO-9 **Grading/Land Development**. All manufactured slopes associated with site development will be within the project site and there will be no impact to the MSHCP Conservation Area. All manufactured slopes that abut the natural open space will be retained as open space buffer zones. All manufactured slopes and areas disturbed by construction of these slopes will be revegetated with appropriate non-invasive buffer species during project construction.

2.5 Cultural Resources

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines Section 15064.5?	☐	☐	☐	☒
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
e. Conflict with an applicable plan, policy, or regulation adopted for purposes of avoiding or mitigating physical impacts associated with cultural resources?	☐	☐	☐	☒

ENVIRONMENTAL ANALYSIS

In order to evaluate the proposed Project's potential impacts to cultural and paleontological resources, two Project-specific technical studies were prepared for the Project by BFSA Environmental Services (herein, "BFSA"). The first report is a Cultural Resources Assessment (herein, "CRA") titled, "A Phase I Cultural Resources Assessment for the Skyline Heights Project," dated October 26, 2023, and included as *Technical Appendix E* to this EIR Addendum (BFSA, 2023a). The second report addresses paleontological resources, is titled, "Paleontological Sensitivity Update and Revised Monitoring Recommendations for the Skyline Heights Project, City of Corona, Riverside County, California (Sch. No. 2014021003)" (herein, "PRA") is dated October 26, 2023, and is included as *Technical Appendix F* to this EIR Addendum (BFSA, 2023b).

a) Would the Project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines?

Skyline Heights Project EIR Findings: **No Impact**. The SHP EIR found that no historic resources are located on the SHP site. As such, the SHP EIR found that there is no potential for the SHP to cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines. The SHP EIR concluded that no impact would occur. (Corona, 2015, p. 4.D-14)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** As discussed in further detail in Subsection 4.2 of the Project's CRA (*Technical Appendix E*), in April and May of 2013, LSA (2014) completed a Phase I Cultural Resources Assessment of the Project site. The survey resulted in the relocation of the Sky Ranch site (identified as Site P-33-016976) and the identification of an erosion control system composed of approximately 30 circa 1940s to 1950s automobiles buried on their side (identified as Site P-33-029450). The Sky Ranch was previously identified by LSA in 2006 and recorded in 2008 by SWCA. SWCA recorded a "small masonry shed, a metal water tank, a concrete residence and aircraft hangar foundations, arroyo stone walls and bridge, and other remnant landscaping features. While the majority of the site was determined to be ineligible for listing on the California Register of Historical Resources (CRHR) according to CEQA criteria, SWCA evaluated the bridge feature as eligible for listing on the CRHR as a separate property. Although ground visibility was poor, LSA relocated all of the features identified by SWCA and noted that the site appeared to be generally unchanged from the previous survey conducted in 2008 by SWCA. While the automobile erosion control system was noted, the feature was not formally recorded, as "its origin and date of deposition could not be determined…" As a result, no previously-unrecorded cultural resources were identified within the Project area as a result of the 2013 Cultural Resources assessment and LSA recommended monitoring of all ground-disturbing activities within the project area "on a part-time (spot-check) basis." (BFSA, 2023a, p. 4.0-16)

An updated site reconnaissance was conducted for the Project site by BFSA in June 2023. The archaeological survey of the property conducted by BFSA was a reconnaissance consisting of a series of parallel survey transects spaced at 10-meter intervals. Generally, visibility throughout the property was very poor, with just five percent of the ground surface visible. A small portion of the property was developed with paved roads and dirt bike trails (approximately five percent). Vegetation observed throughout the property included primarily inland sage scrub and riparian communities, with a small quantity of eucalyptus noted. The cultural resources survey resulted in the relocation of a portion of the Sky Ranch site and the erosion control feature. No additional prehistoric or historic archaeological resources were identified during the survey conducted by BFSA. (BFSA, 2023a, p. 4.0-16)

The Sky Ranch site (Site P-33-016976) was relocated and identified in very poor condition. Of the recorded features, the hangar foundations, a demolished structure foundation, and an arroyo stone wall were identified (Plates 4.2–3 through 4.2–6). No other features, including the CRHR-eligible bridge feature, could be relocated. As a result of the survey, the previous determination of Site P-33-016976 as being ineligible for listing on the CRHR was confirmed. (BFSA, 2023a, p. 4.0-16)

In addition to the Sky Ranch site features, the erosion control feature, consisting of the circa 1940s to 1950s automobiles, was relocated by BFSA. Aerial photographs indicate that the feature likely was created after 1980. However, given that the approximate manufacture dates of the automobiles are older than 50 years in age, they were recorded as a new resource (Site P-33-029450). While Site P-33-029450 is associated with the property, it does not appear to be directly linked to it, since the property was vacant at the time it was created. Therefore, a firm connection between Site P-33-029450 and Site P-33-016976 could not be established. Site P-33-029450 is not associated with any individuals or events important to local, State, or national history. Further, this feature could not be tied to any great architectural works or the work of a master architect, artist, or builder. In addition, the automobiles are severely rusted, crushed, and demolished, lacking all original integrity. Therefore, the erosion control feature consisting of circa 1940s to 1950s automobiles does not constitute a significant historical resource according to CEQA criteria and is not eligible for listing on the CRHR. (BFSA, 2023a, p. 4.0-21)

In summary, although both Site P-33-029450 nor Site P-33-016976 were relocated during the 2023 site reconnaissance conducted by BFSA, these features were determined to be ineligible for listing on the CRHR. In addition, no other historical resources were identified on the Project site during the 2023 or prior surveys. Accordingly, and consistent with the conclusion reached by the SHP EIR, implementation of the proposed Project would not result in any impacts to any known historical resources, and impacts would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines Section 15064.5?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The SHP EIR found that implementation of the SHP would not cause a substantial adverse change in the significance of a known archaeological resources pursuant to Section 15064.5 of the CEQA Guidelines. However, the SHP found that there is a potential for the SHP project to impact previously undiscovered archaeological resources during construction activities. The SHP EIR imposed Mitigation Measure CR-1, which the SHP EIR found would reduce impacts to below a level of significance. (Corona, 2015, pp. 4.D-15 to 4.D-16)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** As noted under the analysis of Threshold a), the 2023 archaeological survey conducted by BFSA resulted in the relocation of the Sky Ranch property site (Site P-33-016976) and the erosion control feature consisting of 1940s to 1950s vehicles (Site P-33-029450). However, the previously-recorded Sky Ranch Arroyo Bridge feature that was recommended as eligible for the CRHR could not be relocated. The Sky Ranch property was found in poor condition and was previously determined as not eligible for the CRHR; BFSA concurs with this determination. The row of 1940s to 1950s vehicles was recorded as a new site, Site P-33-029450, and was evaluated as not eligible for the CRHR according to CEQA

criteria. As designed, the CRHR-eligible Sky Ranch bridge feature would not be impacted by the proposed development. In addition, no previously-unrecorded prehistoric cultural resources were identified during the survey. Therefore, and consistent with the findings reached by the SHP EIR, the proposed Project would not impact any significant archaeological resources as defined by CEQA Guidelines Section 15064.5(a), and no impacts to known archaeological resources would occur with implementation of the Project. (BFSA, 2023a, p. 5.0-1)

Although impacts to previously-discovered archaeological resources would not occur, the Project area is located in an area of high cultural resources sensitivity, given the access to multiple natural sources of water throughout the property and the ecological setting (plants and animals available) of the property. The ground surface visibility of the property was very poor, with only five percent of the ground surface visible at the time of the survey. Therefore, and consistent with the findings of the SHP EIR, the potential exists that buried prehistoric cultural deposits may be present within the development envelope. The proposed Project would be subject to compliance with the mitigation measures identified by the SHP EIR (as modified/supplemented herein). Specifically, grading and ground-disturbing activities would be monitored by an archaeological monitor and Native American monitor, as required by SHP EIR Mitigation Measure CR-1. SHP EIR Mitigation Measure CR-1 further requires appropriate treatment of any newly-discovered cultural resources, including the development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation. Such monitoring also would be required to be conducted pursuant to a Treatment Agreement between affected Tribes. Consistent with the conclusion reached by the SHP EIR, implementation of Mitigation Measure CR-1 would reduce the Project's potential impacts to previously-undiscovered cultural resources to below a level of significance. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR. (BFSA, 2023a, p. 5.0-1)

c) Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The SHP EIR found that implementation of the SHP could directly impact paleontological resources during construction activities. The SHP EIR found that this potentially significant impact would be reduced to a less-than-significant level with implementation of SHP EIR Mitigation Measures CR-2 to CR-4. (Corona, 2015, p. 4.D-16)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** An updated paleontological resource assessment report for the SHP was prepared in support of the SHP EIR by LSA in 2013 (herein, "2013 PRA"), which was included in Appendix E to the SHP EIR. In the 2013 PRA, three geologic formations present at the project were found to have a high potential to yield significant nonrenewable paleontological resources during earth disturbance activities. The 2013 PRA recommended that a Paleontological Resources Impact Mitigation Program (PRIMP) be implemented to reduce potential impacts to paleontological resources during earth disturbance activities. In a 2014 supplementary study prepared by LSA and updating their 2013 assessment (herein, "2014 PRA Update"), LSA revised their 2013 PRA, adding several parcels to the analysis. With the addition of the new parcels, LSA expanded their previous record search, concluded that four mapped geologic units (1: undifferentiated Williams and Ladd Formations; 2: Baker Canyon Conglomerate Member of the Ladd Formation; 3: Ladd Formation; 4: Silverado Formation) are potentially fossiliferous, and recommended that a PRIMP be implemented. The 2014 PRA Update indicated the Pleistocene and Holocene-aged deposits mapped at the SHP

site "are generally considered too coarse or too young to contain significant vertebrate fossils in a meaningful stratigraphic context," but the 2014 PRA Update did not provide guidance for their treatment, should they be encountered during excavation or grading activities. (BFSA, 2023b, pp. 1-2)

The City of Corona adopted its current General Plan in 2020 and concurrently certified an EIR. General Plan Figure HR-1 and Figure 5.7-6 of the General Plan EIR depict a city-wide map presenting levels of paleontological sensitivity assigned to geologic formations. The map is the result of a tabulation of every mapped geologic formation within Corona and the Corona sphere of influence, with a rating of paleontological sensitivity assigned to each formation. Ratings of None, Low, Low-to-High, High, and Unknown are provided. Based on these classifications, Table 21, *Project Site Paleontological Sensitivity*, summarizes the paleontological sensitivity of the Project site.

As shown in Table 21, the paleontological sensitivity geologic formations within the on-site drainages are classified as having "Low-to-High" paleontological sensitivity, while the majority of the property is classified as having a "High" sensitivity for containing paleontological resources. The General Plan identifies a "low-to-high" sensitivity as where "[s]ome sedimentary deposits are too young to preserve fossils at the surface or shallow subsurface but may preserve fossils at greater depth or overlie older units that have high paleontological sensitivity." A "high" sensitivity is defined as "…. geologic formations that are known to preserve abundant or scientifically significant fossils, therefore giving them high sensitivity to paleontological resources." (Corona, 2020, p. HR-16)

Table 21 Project Site Paleontological Sensitivity

Geologic Formation	Geologic Age	Paleontological Sensitivity
Young alluvial fan deposits	Holocene and late Pleistocene	Low-to-High
Young alluvial (axial) channel deposits	Holocene and late Pleistocene	Low-to-High
Young landslide deposits	Holocene and late Pleistocene	Low-to-High
Very old alluvial fan deposits	Early Pleistocene	High
Silverado Formation	Paleocene	High
Williams and Ladd Formations, undifferentiated	Upper Cretaceous	High
Ladd Formation	Upper Cretaceous	High
Ladd Fm., Baker Canyon Conglomerate Member	Upper Cretaceous	High

(BFSA, 2023b, p. 5)

Based on the Project's proposed grading plan, it is not anticipated that the Project would require grading at depths that may potentially encounter paleontological resources within the portions of the Project site that are considered to have a "Low-to-High" sensitivity for paleontological resources. As such, and consistent with the conclusion reached by the SHP EIR, Project impacts to paleontological resources within the on-site drainages would be less than significant. However, the majority of the remaining portions of the Project site are considered to have a "high" sensitivity for paleontological resources. Thus, and consistent with the conclusion reached by the SHP EIR, Project impacts to paleontological resources would be potentially significant within the portions of the Project site containing the following geologic formations (as shown on Figure 1 of the Project's PRA, included as *Technical Appendix F*): 1) Very old alluvial fan deposits; 2) Silverado Formation; 3) Williams and Ladd Formations, undifferentiated; 4) Ladd Formation; and 5) Ladd Fm., Baker Canyon Conglomerate Member. (BFSA, 2023b, p. 7)

However, the proposed Project would be subject to compliance with SHP EIR Mitigation Measures CR-2 through CR-4 requiring the preparation and implementation of a PRIMP. Consistent with the finding of the SHP EIR, implementation of SHP EIR Mitigation Measures CR-2 through CR-4 would reduce the Project's potential impacts to paleontological resources to below a level of significance. Therefore, with implementation of SHP EIR Mitigation Measures CR-2 through CR-4, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR. (BFSA, 2023b, p. 7)

d) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that in the unlikely event human remans are discovered during grading or construction activities within the site, compliance with State law (Health and Safety Code Section 7050.5) would be required and would mitigate for potential impacts to human remains. Therefore, the SHP EIR concluded that impacts related to the discovery of buried human remains would be less than significant and no mitigation is necessary. (Corona, 2015, pp. 4.D-16 to 4.D-17)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Consistent with the findings of the SHP EIR, the Project site is not a designated cemetery, nor is it located adjacent to one. There is no known history of human remains being interred outside formal cemeteries on the site, nor is the site recognized as being situated on a burial ground or having previously yielded human remains. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction.

If human remains are unearthed during Project construction, the construction contractor would be required by law to comply with California Health and Safety Code, § 7050.5, "Disturbance of Human Remains." According to § 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code § 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code § 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials. Consistent with the conclusion reached by the SHP EIR, mandatory compliance with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq. would ensure that Project impacts to human remains would be less than significant.

Therefore, and based on the preceding analysis, Project impacts to human remains would be less than significant with mandatory regulatory compliance, and as such the proposed Project would not result in any new impact not

already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

e) Would the Project conflict with an applicable plan, policy, or regulation adopted for purposes of avoiding or mitigating physical impacts associated with cultural resources?

Skyline Heights Project EIR Findings: Less-than-Significant Impact. The SHP EIR found that implementation of the SHP would not conflict with an applicable plan, policy, or regulation adopted for the purpose of avoiding or mitigating physical impacts associated with cultural resources, and therefore concluded that impacts would be less than significant. (Corona, 2015, pp. 4.D-17 to 4.D-19)

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. The SHP EIR was certified in 2017. However, subsequent to certification of the SHP EIR, the City of Corona City Council adopted an update to the City's General Plan in 2020, with the most recent amendment to the General Plan occurring in April 2024. Accordingly, Table 22, *Project Consistency with General Plan Policies Related to Cultural Resources*, provides an updated analysis of the proposed Project's consistency with the 2020 General Plan policies related to cultural resources. As indicated in Table 22, the Project would be consistent with, or otherwise would not conflict with, all applicable goals and policies of the General Plan with respect to cultural resources. Accordingly, Project impacts due to a conflict with General Plan goals and policies related to cultural resources would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

Table 22 Project Consistency with General Plan Policies Related to Cultural Resources

Goal/Policy	Project Consistency
Goal HR-1: A comprehensive historic resource management program that identifies, designates, and protects resources that are significant to the historic development, identity, and character of Corona	Not Applicable. Goal HR-1 provides direction to City staff and decision makers regarding implementation of a comprehensive historic resource management program, and is unrelated to the proposed Project. Notwithstanding, the Project would result in less-than-significant impacts to historic resources, as no such resources are known to occur on the site and none are likely to be uncovered during site grading activities.
Policy HR-1.1: Continue to implement and expand upon, as feasible, the following historic resources management strategies: • A local Corona Historic Register that includes significant "Landmark" properties, "Historic Districts," and "Historical Markers" as prescribed in the Corona Municipal Code. • A Corona Heritage Inventory that includes surveyed properties meeting all the criteria as prescribed in the Corona Municipal Code to be considered a local historic resource. • Procedures and criteria for determining the eligibility for listing properties on the Corona Historic Register and the Corona Heritage Inventory.	Not Applicable. Policy HR-1.1 provides direction to City staff and decision makers regarding historic resources management strategies, and is unrelated to the proposed Project. Notwithstanding, the Project would result in less-than-significant impacts to historic resources, as no such resources are known to occur on the site and none are likely to be uncovered during site grading activities.

Goal/Policy	Project Consistency
• Standards and regulations governing the identification, protection, restoration, maintenance, alteration, relocation, or removal of historic resources.	
Policy HR-1.2: Expand existing surveys of historic resources to include areas of potential historic importance not previously surveyed, and develop an ongoing program for updating the surveys on a regular basis.	Consistent. The Project's CRA included an updated site investigation that confirmed the presence of two previously-identified historic resources, both of which were determined to be ineligible for listing in the CRHR.
Policy HR-1.3: Continue to implement criteria and guidelines for the inclusion of historic resources and historic structures for the Historic Register and Heritage Inventory, including but not limited to: sites, parks, landscape elements, streets, streetlights, signs, monuments, murals, and public art.	Not Applicable. Policy HR-1.3 provides direction to City staff and decision makers regarding implementation of criteria and guidelines for the inclusion of historic resources in the Historic Register and Heritage Inventory. Notwithstanding, the Project's CRA included an updated site investigation that confirmed the presence of two previously-identified historic resources, both of which were determined to be ineligible for listing in the CRHR.
Policy HR-1.4: Continue to implement and expand upon preservation incentive programs that encourage property owners to preserve, restore, and maintain historic properties, and secure public and private funding sources to assist in said preservation.	Not Applicable. Policy HR-1.4 provides direction to City staff and decision makers regarding the implementation and expansion of preservation incentive programs that encourage property owners to preserve, restore, and maintain historic properties, and is unrelated to the proposed Project, which would result in less-than-significant impacts to historical resources.
Policy HR-1.5: Support the preservation of historic resources controlled by other governmental agencies, including those related to federal, state, county, school district, and other agencies. This includes resources under the jurisdiction of the Army Corps of Engineers at Prado Basin.	Not Applicable: Policy HR-1.5 provides direction to City staff and decision makers regarding providing support for the preservation of historic resources controlled by other agencies, and is unrelated to the proposed Project.
Policy HR-1.6: Seek and support City-sponsored, nonprofit, and privately sponsored public events and festivals, as feasible, that recognize and promote the cultural and historic heritage of Corona.	Not Applicable: Policy HR-1.6 provides direction to City staff and decision makers to support public events and festivals promoting the cultural and historic heritage of the City of Corona, and is unrelated to the proposed Project.
Goal HR-2: Promote the retention, restoration, adaptive reuse, and maintenance of historic structures and properties in a manner that will conserve the integrity of the resource in the best possible condition.	Not Applicable: Goal HR-2 provides direction to City staff and decision makers regarding the retention, restoration, adaptive reuse and maintenance of historic structures and properties. Based on the results of the Project's CRA, the Project site does not include any historic resources eligible for listing on the CRHR; thus, Goal HR-2.1 is not applicable to the proposed Project.
Policy HR-2.1: Assist and encourage property owners and tenants to maintain the character and integrity of the historic resource, and to restore and reuse historic properties in a manner compatible with their original architectural style.	Not Applicable: Policy HR-2.1 provides direction to City staff and decision makers to assist property owners and tenants to maintain the character and integrity of historic resources. Based on the results of the Project's CRA, the Project site does not include any historic resources eligible for listing on the CRHR; thus, Policy HR-2.1 is not applicable to the proposed Project.

Goal/Policy	Project Consistency
Policy HR-2.2: Continue to implement design guidelines for restoring historic and architecturally significant structures, including but not limited to, the Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.	Not applicable: Policy HR-2.2 provides direction to City staff and decision makers regarding the implementation of design guidelines for restoring historic and architecturally significant structures. Based on the results of the Project's CRA, the Project site does not include any historic resources eligible for listing on the CRHR; thus, Policy HR-2.2 is not applicable to the proposed Project.
Policy HR-2.3: Develop an inventory of information and resources regarding the proper rehabilitation techniques to assist owners and developers of historic buildings.	Not applicable: Policy HR-2.3 provides direction to City staff and decision makers to develop an inventory of information and resources regarding the proper rehabilitation techniques to assist owners and developers of historic buildings, and is unrelated to the proposed Project.
Policy HR-2.4: Administer the State Historic Building Code to facilitate the restoration and rehabilitation of historic structures in a manner that is more appropriated to older structures than the standard building codes.	Not Applicable: Policy HR-2.4 relates to historic buildings, while the results of the Project's CRA indicate the Project site does not include any historic resources eligible for listing on the CRHR; thus, Policy HR-2.4 is not applicable to the proposed Project.
Policy HR-2.5: Require all modifications to historic properties to be consistent with the Secretary of the Interior's "Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" or "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."	Not Applicable: Policy HR-2.5 relates to historic properties, while the results of the Project's CRA indicate the Project site does not include any historic resources eligible for listing on the CRHR; thus, Policy HR-2.5 is not applicable to the proposed Project.
Goal HR-3: Recognize the importance of archeological and paleontological resources and ensure the identification and protection of those resources within the City of Corona.	Consistent: The Project would be subject to compliance with the mitigation measures presented in the SHP EIR, which would reduce the Project's potential impacts to archaeological and paleontological resources to below a level of significance.
Policy HR-3.1: Require appropriate treatment/preservation of archaeological collections in a culturally appropriate manner, in accordance with state and federal standards, and in consultation with interested Native American tribes that have traditional cultural affiliation with the project area and/or the resources affected by the project.	Consistent: The Project would be subject to compliance with the mitigation measures presented in the SHP EIR, which implement the requirements of Policy HR-3.1.
Policy HR-3.2: Require that development proposals incorporate specific measures to identify, protect, and preserve cultural resources in the planning, environmental review, and development process.	Consistent: The Project would be subject to compliance with the mitigation measures presented in the SHP EIR, which implement the requirements of Policy HR-3.2.
Policy HR-3.3: Archaeological resources found prior to or during construction shall be evaluated by a qualified archaeologist and appropriate mitigation measures applied, pursuant to § 21083.2 of CEQA, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting professional standards, which shall be submitted to the	Consistent: The Project would be subject to compliance with the mitigation measures presented in the SHP EIR, which implement the requirements of Policy HR-3.3.

Goal/Policy	Project Consistency
appropriate CHRIS information center.	
Policy HR-3.4: Any project that involves earth-disturbing activities in an area determined to be archaeologically or culturally sensitive shall require evaluation of the site by a qualified archaeologist. The applicant shall implement the recommendations of the archaeologist, subject to the approval of the City. Planning Department.	Consistent: The Project would be subject to compliance with the mitigation measures presented in the SHP EIR, which implement the requirements of Policy HR-3.4.
Policy HR-3.5: Any project that involves earth-disturbing activities in an area determined to be archaeologically or culturally sensitive shall require consultation by the applicant with interested federally recognized American Indian Tribe(s) that have a traditional cultural affiliation with the project area and/or the resources affected by the project, for the purposes of determining resources impacts and appropriate mitigation to address such impacts. Applicant shall also arrange for monitoring of earth-disturbing activities by interested federally recognized American Indian Tribe(s) that have a traditional cultural affiliation with the project area and/or the resources affected by the project, if requested.	Consistent: The Project would be subject to compliance with the mitigation measures presented in the SHP EIR, which implement the requirements of Policy HR-3.5.
Policy HR-3.6: Any project that involves earth-disturbing activities in soil or rock units known or reasonably suspected to be fossil-bearing shall require monitoring by a qualified paleontologist retained by the project applicant for the duration of excavation or trenching.	Consistent: The Project would be subject to compliance with the mitigation measures presented in the SHP EIR, which implement the requirements of Policy HR-3.6.
Policy HR-3.7: Paleontological resources found prior to or during construction shall be evaluated by a qualified paleontologist, and appropriate mitigation measures applied, pursuant to § 21083.2 of CEQA, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting professional standards, which shall be submitted to the Riverside County Museum of Natural History.	Consistent: The Project would be subject to compliance with the mitigation measures presented in the SHP EIR, which implement the requirements of Policy HR-3.7.
Policy HR-3.8: In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area shall be protected and the project applicant immediately shall notify the Riverside County Coroner and comply with provisions of the Health and Safety Code § 7050.5, including PRC § 5097.98, if applicable. If the find is determined to be Native American human remains, the applicant shall consult with the Most Likely Descendent to determine appropriate treatment for such remains.	Consistent: The Project would be subject to compliance with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq. in the event of discovery of human remains during Project construction activities.
Goal HR-4: Recognize, identify, and protect natural resources for their historic and cultural value, and include these features in the historic resource management program.	Not applicable: Goal HR-4 provides direction to City staff and decision makers to recognize, identify, and protect natural resources for their historic and cultural value, and

Goal/Policy	Project Consistency
	include these features in the historic resource management program, and is unrelated to the proposed Project.
Policy HR-4.1: Develop an inventory and map concentrations of Heritage Street Trees, which are representative of the City's character and history, for consideration and official inclusion on the Corona Historic Register or the Heritage Inventory.	Not applicable: Policy HR-4.1 provides direction to City staff and decision makers to develop an inventory and map concentrations of Heritage Street Trees, and is unrelated to the proposed Project.
Policy HR-4.2: Designate "Landmark Trees" in accordance with existing City policy and ordinance to preserve and protect individual specimen trees, which display particular historic value to the community.	Not applicable: Policy HR-4.2 provides direction to City staff and decision makers to designate "Landmark Trees" in accordance with existing City policy and ordinance, and is unrelated to the proposed Project.
Policy HR-4.3: List applicable parks within Grand Boulevard, as resources on the Corona Historic Register, to preserve their historic identity and become eligible for funding for future restoration and maintenance.	Not applicable: Policy HR-4.2 provides direction to City staff and decision makers to list applicable parks within Grand Boulevard as resources on the Corona Historic Register, and is unrelated to the proposed Project.
Goal HR-5: Foster increased community awareness and appreciation for Corona's unique heritage and the many cultural and historical resources found in the City.	Not applicable: Goal HR-5 provides direction to City staff and decision makers to foster increased community awareness and appreciation for Corona's unique heritage and the many cultural and historical resources found in the City, and is unrelated to the proposed Project.
Policy HR-5.1: Encourage, participate in, and promote activities and events designed to educate the community about Corona's unique heritage and the recognition of its many cultural and historic resources.	Not applicable: Policy HR-5.1 provides direction to City staff and decision makers to encourage, participate in, and promote activities and events designed to educate the community about Corona's unique heritage and the recognition of its many cultural and historic resources, and is unrelated to the proposed Project.
Policy HR-5.2: Promote the archival collection and documentation of Corona's history at the Heritage Room of the Corona Public Library, and establish this facility as the official local repository for historic and cultural resource records.	Not applicable: Policy HR-5.2 provides direction to City staff and decision makers to promote the archival collection and documentation of Corona's history at the Heritage Room of the Corona Public Library and establish this facility as the official local repository for historic and cultural resource records, and is unrelated to the proposed Project.
Policy HR-5.3: Develop educational and interpretive brochures for distribution to the public and property owners about the City's historic resources, preservation programs, financial incentives for designated properties, and restoration requirements and guidelines.	Not applicable: Policy HR-5.3 provides direction to City staff and decision makers to develop educational and interpretive brochures, and is unrelated to the proposed Project.
Policy HR-5.4: Foster neighborhood conservation and beautification programs and consider preservation awards or recognition certificates for historic properties displaying exceptional care, maintenance, or restoration.	Not applicable: Policy HR-5.4 provides direction to City staff and decision makers to foster neighborhood conservation and beautification programs and consider preservation awards or recognition certificates for historic properties, and is unrelated to the proposed Project.
Policy HR-5.5: Inform property owners of the benefits of being a listed historic property and provide information on conservation methods and professional resources.	Not applicable: Policy HR-5.5 provides direction to City staff and decision makers to inform property owners of the benefits of being a listed historic property and provide

Goal/Policy	Project Consistency
	information on conservation methods and professional resources, and is unrelated to the proposed Project.
Goal HR-6: Build and strengthen preservation partnerships between the City and property owners, businesses, community organizations, educational institutions, and State and federal agencies.	Not applicable: Goal HR-6 provides direction to City staff and decision makers to build and strengthen preservation partnerships between the City and property owners, businesses, community organizations, educational institutions, and State and federal agencies, and is unrelated to the proposed Project.
Policy HR-6.1: Coordinate with the Chamber of Commerce, Corona Historic Preservation Society, State Office of Historic Preservation, and other organizations or agencies regarding potential programs that promote tourism, filming, and economic development in association with historic resources.	Not applicable: Policy HR-6.1 provides direction to City staff and decision makers to coordinate with the Chamber of Commerce, Corona Historic Preservation Society, State Office of Historic Preservation, and other organizations or agencies, and is unrelated to the proposed Project.
Policy HR-6.2: Encourage the involvement of the Corona-Norco Unified School District in preservation activities, local history programs, and the potential listing of identified historic school sites on the Corona Historic Register.	Not applicable: Policy HR-6.2 provides direction to City staff and decision makers to encourage the involvement of the Corona-Norco Unified School District in preservation activities, local history programs, and the potential listing of identified historic school sites, and is unrelated to the proposed Project.
Policy HR-6.3: Work cooperatively with the Corona Heritage Foundation in the establishment and improvement of Heritage Park as a historic citrus ranch complex in South Corona.	Not applicable: Policy HR-6.3 provides direction to City staff and decision makers to work cooperatively with the Corona Heritage Foundation in the establishment and improvement of Heritage Park as a historic citrus ranch complex in South Corona, and is unrelated to the proposed Project, which is not located within South Corona.
Policy HR-6.4: Consider application to the State of California Historic Preservation Office for acceptance as a Certified Local Government, and for having a Certified Local Ordinance for historic resource management.	Not applicable: Policy HR-6.4 provides direction to City staff and decision makers to consider application to the State of California Historic Preservation Office for acceptance as a Certified Local Government, and is unrelated to the proposed Project.
Policy HR-6.5: Continue to consider and assist in the nomination of Corona's historic resources to the National Register of Historic Places, the California Historic Landmarks program, and the California Points of Historical Interest program.	Not applicable: Policy HR-6.5 provides direction to City staff and decision makers to consider and assist in the nomination of Corona's historic resources to the National Register of Historic Places, the California Historic Landmarks program, and the California Points of Historical Interest program, and is unrelated to the proposed Project.
Policy HR-6.6: Work cooperatively with the Corona Historic Preservation Society, and other nonprofit and community organizations, in the placement of appropriate Historical Markers, monuments, or plaques to memorialize historic sites in Corona.	Not applicable: Policy HR-6.6 provides direction to City staff and decision makers to work cooperatively with the Corona Historic Preservation Society, and other nonprofit and community organizations, in the placement of appropriate Historical Markers, monuments, or plaques to memorialize historic sites in Corona, and is unrelated to the proposed Project.
Policy HR-6.7: Work cooperatively with the Corona Historic Preservation Society and other nonprofit organizations and	Not applicable: Policy HR-6.7 provides direction to City staff and decision makers to work cooperatively with the

Goal/Policy	Project Consistency
individuals applying for available local, State, and federal funding for the rehabilitation and restoration of historic properties and resources.	Corona Historic Preservation Society and other nonprofit organizations and individuals applying for available local, State, and federal funding for the rehabilitation and restoration of historic properties and resources, and is unrelated to the proposed Project.

Mitigation Measures

The following mitigation measures from the SHP EIR shall apply in order to reduce the Project's potential impacts to cultural resources to below a level of significance. Revisions/additions to the SHP EIR Mitigation Measures are shown below in ~~strikeout~~/underline format, and have been made to reflect the results of the Project's PRA. The revisions to the SHP EIR mitigation measures reflect more stringent requirements as compared to the mitigation measures included in the SHP EIR.

CR-1 **Tribal Monitoring**. Prior to the issuance of a grading permit the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the SB 18 process ("Monitoring Tribes"). The applicant shall coordinate with the Tribe(s) to develop individual Tribal Monitoring Agreement(s). A copy of the signed agreement(s) shall be provided to the City of Corona Planning Department prior to the issuance of a grading permit. The Agreement shall address the treatment of any known tribal cultural resources (TCRs) including the project's approved mitigation measures and conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitors during grading, excavation and ground disturbing activities; project grading and development scheduling: terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains/burial goods discovered on the site per the Tribe(s) customs and traditions and the City's mitigation measures/conditions of approval. The Tribal Monitor will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Project archaeologist.

If changes are made to the project footprint to include earth-moving activities in areas not previously studied, additional archaeological investigations shall be required.

~~In the event that archaeological materials are discovered during construction, all earth-moving activity within and around the immediate discovery area shall be diverted until a qualified archaeologist can assess the nature and significance of the find, and, if necessary, develop appropriate treatment measures. Treatment measures typically include development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation. If during cultural resources monitoring the qualified archaeologist determines that the sediments being excavated are previously disturbed or unlikely to contain significant cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated.~~

~~Native American monitors from affected Tribes shall observe all project-related grading activities, and the treatment of any recovered artifacts shall be carried out in accordance with the provisions of a Treatment Agreement between affected Tribes. The Treatment Agreement shall be executed by the consulting Tribes prior to the issuance of grading permits for each construction phase. All~~

~~cultural materials that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility which meets the standards set forth in 36 CFR Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation.~~

~~If changes are made to the project footprint to include earth-moving activities in areas not previously studied, additional archaeological investigations shall be required.~~

CR-2: **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 and RPA-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources/TCRs and assist with avoidance, preservation and/or mitigation per the City's Mitigation Measures on known resources.

The Project Archaeologist in consultation with the Monitoring Tribe(s), the Developer and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) 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:

a. Project grading and development scheduling;
b. The Project archeologist and the Monitoring Tribe(s) shall attend the pre-grading meeting with the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area: what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program: the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Monitoring Tribe(s) shall make themselves available to provide the training on an as-needed basis.
c. The coordination of a monitoring schedule as agreed upon by the Monitoring Tribe(s), the Project archaeologist and the applicant;
d. The protocols and stipulations that the Developer. City, Monitoring Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

~~Prior to issuance of any grading permit, the Applicant shall retain a qualified vertebrate [sic] to develop a paleontological resource impact mitigation program (PRIMP) for excavations into the Upper Cretaceous Ladd Canyon Formation [sic], the Upper Cretaceous Williams Formation, ; and the Paleocene Silverado Formation. A qualified vertebrate paleontologist is defined as a paleontologist meeting the criteria established by the Society of Vertebrate Paleontology. The~~

~~qualified vertebrate paleontologist shall conduct a preconstruction field assessment to locate fossils at surface exposures. The qualified vertebrate paleontologist shall supervise a paleontological monitor who shall be present at such times as required by the paleontologist during construction excavations into the fossiliferous formations referenced above. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring shall be determined by the paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered. If resources are located, monitoring hours shall be increased if needed.~~

CR-3: **Treatment and Disposition of Tribal Cultural Resources**. In the event that Tribal Cultural Resources (TCRs) are inadvertently discovered during the course of grading for this Project and avoidance of the TCRs is not feasible, the following procedures will be carried out for treatment and disposition of the discoveries:

1. 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

2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to tribal cultural resources. Human remains, sacred/ceremonial items and burial good will be addressed per State Law. Mitigation Measure CR-1 and the Agreement required in Mitigation Measure CR-1. The applicant shall relinquish the artifacts as indicated below and provide the City of Corona Planning Division with evidence of same:

    a. Professional curation, including a curation agreement with a qualified repository in Riverside County that meets federal standards per 36 CFR Part 79, and which shall be made available to all qualified researchers upon application. 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;

    b. At the completion of grading, excavation and ground disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City Planning Division 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 pregrade 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 Monitoring Tribe(s).

~~If a potential fossil is found, the qualified vertebrate paleontologist or paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil, as determined appropriate by the monitor, to assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include avoidance or preservation in place, if feasible. If preservation or avoidance of the resource is not feasible, then the resource shall be removed from its location. Removal activities may consist of the relatively rapid removal of small isolated fossils from an active cut, to hand quarrying of larger fossils from a bone bed over several days. These activities may include the assistance of the grading and excavation contractor's equipment to facilitate removal. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, San Bernardino County Museum, the John D. Cooper Archaeological and Paleontological Curation Center at the California Sate University, Fullerton, or Western Science Center in Hemet, California. Accompanying notes, maps, and photographs shall also be filed at the repository.~~

CR-4: **Sacred Sites**. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible. ~~Prior to the release of the grading bond, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Applicant to the Community Development Director or his/her designee for approval. In addition, the report shall be submitted to at least one of the repositories mentioned in Mitigation Measure CR-3 and other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.~~

CR-5 **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 applicant shall then inform the Riverside County Coroner and the City of Corona Planning Division 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 has made the necessary findings as to origin If human remains are determined to be Native American,, the applicant shall comply with the state law relating to the disposition of Native American burials that fall within the jurisdiction of the NARC (PRC Section 5097). The coroner shall contact the NAHC within 24 hours and the NAHC will make the determination of 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. Treatment and disposition of the remains shall be determined in consultation with the most likely descendant(s) to determine the most appropriate disposition of human remains and any associated grave artifacts. In the event that the applicant and the MLD are in disagreement regarding the disposition of the remains. State law will apply and the mediation process will occur with the NAHC. if requested (see PRC Section 5097.98(e) and 5097.94(k)).

The specific locations of Native American burials and reburials are confidential and may not be 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). A Sacred Lands File form will be submitted to the NAHC by the project archaeologist and the Monitoring Tribe(s).

According to the California Health and Safety Code, six or more human burials at one location constitutes a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052).

CR-6~~2~~ Prior to issuance of any grading permit, the Applicant shall retain a qualified vertebrate paleontologist ~~[sic]~~ to develop a paleontological resource impact mitigation program (PRIMP) for excavations into the Upper Cretaceous Ladd Canyon Formation ~~[sic]~~, the Upper Cretaceous Williams and Ladd Formations (undifferentiated), the Early Pleistocene Very Old Alluvial Fan Deposits; the Upper Cretaceous Ladd Formation/Baker Canyon Conglomerate member; and Paleocene Silverado Formation. A qualified vertebrate paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified vertebrate paleontologist shall conduct a pre-construction field assessment to locate fossils at surface exposures. The qualified vertebrate paleontologist shall supervise a paleontological monitor who shall be present at such times as required by the paleontologist during construction excavations into the fossiliferous formations mentioned above. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring shall be determined by the paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered. If resources are located, monitoring hours shall be increased as needed.

CR-7~~3~~ If a potential fossil is found, the qualified vertebrate paleontologist or paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil, as determined appropriate by the monitor, to assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include avoidance or preservation in place, if feasible. If preservation or avoidance of the resource is not feasible, then the resource shall be removed from its location. Removal activities may consist of the relatively rapid removal of small isolated fossils from an active cut, to hand-quarrying of larger fossils over several hours, to excavations of large fossils or large numbers of smaller fossils from a bone bed over several days. These activities may include the assistance of the grading and excavation contractor's equipment to facilitate removal. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, San Bernardino County Museum, the John D. Cooper Archaeological and Paleontological Curation Center at the California State University, Fullerton, or Western Science Center in Hemet, California. Accompanying notes, maps, and photographs shall also be filed at the repository.

CR-84 Prior to the release of the grading bond, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Applicant to the Planning Director or his/her designee for approval. In addition, the report shall be submitted to at least one of the repositories mentioned in Mitigation Measure CR-7 and other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

2.6 Energy

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Environmental Analysis

a) Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Skyline Heights Project EIR Findings: Although SHP EIR did not address this subject because it was not a required CEQA topic at the time the SHP EIR was adopted, the SHP EIR contained enough information about projected energy consumption associated with the SHP that with the exercise of reasonable diligence, information about the SHP's potential effect due to energy conservation was readily available to the public. Specifically, Technical Appendix C to the SHP EIR included an Air Quality and Greenhouse Gas Analysis and SHP EIR Subsection 4.F, *Greenhouse Gas Emissions*, provided a discussion of the SHP project's anticipated greenhouse gas (GHG) emissions, including the GHG emissions related to energy consumption. The SHP EIR and Technical Appendix C documented the energy conservation requirements applicable to buildout of the SHP, including a description of the requirements of California's Energy Efficiency Standards for Residential and Nonresidential Buildings and the California Green Building Standards. Additionally, Appendix A to SHP EIR Technical Appendix C included the CalEEMod outputs, which indicated that long-term operation of the SHP would result in a future unmitigated demand for 9,826,170 kBTU/yr of natural gas and 2,234,780 kWh per year of electricity. Subsection 4.N of the SHP EIR also included a detailed discussion of applicable State regulations related to energy conservation. The SHP EIR did not identify any impacts due to the wasteful, inefficient, or unnecessary consumption of energy resources and did not identify any impacts due to a conflict with or obstruction of a State or local plan for renewable energy or energy efficiency.

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. Although the issue of Energy was not explicitly evaluated in the SHP EIR as detailed impact analysis was not required at that time, the SHP EIR did acknowledge that future buildout of the SHP area would increase consumption of electricity and natural gas resources. However, the currently proposed Project includes 16 fewer dwelling units as compared to the project evaluated in the SHP EIR; thus, the proposed Project would result in an overall reduction in energy demand as compared to the project evaluated by the SHP EIR. Regulations and other energy standards have also only become more stringent since the certification of the SHIP EIR, and as a result, the proposed Project is also likely to require less energy on a per unit basis than the Approved Project.

Specifically, the proposed Project would be required to meet at a minimum the 2022 version of the California Title 24 energy efficiency requirements, which became effective on January 1, 2023, and impose more stringent energy efficiency requirements in comparison to the 2013 or 2016 versions of the Title 24 regulations that were in effect at the time the SHP EIR was prepared and certified, respectively. The 2022 Title 24 standards require solar photovoltaic systems for new homes, encourage demand responsive technologies for residential buildings, and update indoor and outdoor lighting standards for nonresidential buildings. The California Energy Commission (CEC) anticipates that the 2022 energy code will provide $1.5 billion in consumer benefits and reduce GHG emissions by 10 million metric tons. Additionally, nonresidential buildings will use approximately 30% less energy due to lighting upgrades compared to the prior code. (CEC, 2022) The Project's compliance with the current version of the Title 24 standards would ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary. The Project would not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California.

In addition, the currently-proposed Project would be subject to compliance with all applicable State and local regulations related to renewable energy and energy efficiency. Additionally, and as noted above, the Project would be subject to compliance with the 2022 version of Title 24, which imposes more stringent requirements related to energy efficiency as compared to what was required by the 2013 or 2016 version of Title 24. Because the Project would be required to comply with all applicable regulations related to energy efficiency, the Project would not result in potentially significant environmental impacts due to a conflict with or obstruct a State or local plan for renewable energy or energy efficiency, and impacts would be less than significant.

The Project also would result in a reduction in overall traffic associated with the AVSP site. Specifically, and as shown in Table 4-2, *Trip Generation Comparison*, of the Project's Traffic Analysis ("TA"; *Technical Appendix J*), the Project, which includes 16 fewer units than the project evaluated by the SHP EIR, would result in a net reduction of 176 average daily trips (ADT). Thus, it can be concluded that the proposed Project would result in a substantial reduction in the amount of transportation-related fuel that would be consumed by the Project as compared to the project evaluated by the SHP EIR. Additionally, due to increasing regulatory requirements related to fuel efficiency, vehicles associated with the currently-proposed Project would have a higher level of fuel efficiency and would consume less fossil fuels as compared to the project evaluated by the SHP EIR. Thus, the Project's overall transportation-related energy demands would be less than what was assumed by the SHP EIR.

As supported by the preceding analyses, Project operations would not result in the inefficient, wasteful, or unnecessary consumption of energy, and impacts would be less than significant. Therefore, the proposed Project

would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Under existing conditions, there are no adopted State or local plans for renewable energy or energy efficiency in the Project area. Thus, the Project would have no potential to conflict with such plans, and no impact would occur. Additionally, and as discussed below, the Project would be consistent with or otherwise would not conflict with policies and requirements related to energy conservation.

- Project Consistency with Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991: The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) promoted the development of intermodal transportation systems to maximize mobility as well as address national and local interests in air quality and energy. ISTEA contained factors that Metropolitan Planning Organizations (MPOs) were to address in developing transportation plans and programs, including some energy-related factors. To meet the new ISTEA requirements, MPOs adopted explicit policies defining the social, economic, energy, and environmental values guiding transportation decisions.

  Transportation and access to the Project site is provided primarily by the local and regional roadway systems. The Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be realized pursuant to the ISTEA because SCAG is not planning for intermodal facilities on or through the Project site.

- Project Consistency with the Transportation Equity Act for the 21st Century (TEA-21): The Transportation Equity Act for the 21st Century (TEA-21) was signed into law in 1998 and builds upon the initiatives established in the ISTEA legislation, discussed above. TEA-21 authorizes highway, highway safety, transit, and other efficient surface transportation programs. TEA-21 continues the program structure established for highways and transit under ISTEA, such as flexibility in the use of funds, emphasis on measures to improve the environment, and focus on a strong planning process as the foundation of good transportation decisions. TEA-21 also provides for investment in research and its application to maximize the performance of the transportation system through, for example, deployment of Intelligent Transportation Systems, to help improve operations and management of transportation systems and vehicle safety.

  The Project site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the Project facilitates access, acts to reduce Vehicle Miles Traveled (VMT), takes advantage of existing infrastructure systems, and promotes land use compatibilities through collocation of similar uses. This is because the Project site is located within an area already served with roadway and utilities infrastructure and the Project site is located in an area surrounded by existing and planned residential development. As such, the Project supports the strong planning processes emphasized under TEA-21 by taking advantage of the regional and proximate transportation infrastructure. The Project is therefore consistent with, and would not otherwise interfere with, nor obstruct implementation of TEA-21.

- Project Consistency with the California Integrated Energy Policy Report (Senate Bill 1389): Senate Bill 1389 (Bowen, Chapter 568, Statutes of 2002) requires the California Energy Commission to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the State's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety (Public Resources Code § 25301a). The Energy Commission prepares these assessments and associated policy recommendations every two years, with updates in alternate years, as part of the Integrated Energy Policy Report. The 2019 Integrated Energy Policy Report (2019 IEPR) was published in February 2020, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California.

  Electricity would be provided to the Project by Southern California Edison (SCE). SCE's Clean Power and Electrification Pathway (CPEP) white paper is an integrated approach to reduce GHG emissions and air pollution by taking action in three California economic sectors: electricity, transportation, and buildings. It builds on existing state programs and policies, and uses a combination of measures to produce the most cost-effective and feasible path forward among the options studied. By 2030, it calls for: 1) an electric grid supplied by 80 percent carbon-free energy; 2) more than 7 million electric vehicles on California roads; and 3) using electricity to power nearly one-third of space and water heaters, in increasingly energy-efficient buildings. These electrified technologies will use zero-emission resources like solar and wind to provide most of their power, and can in turn support the electric grid by balancing electricity demand with supply. Because all power supplied to the Project by SCE would be subject to the energy conservation and renewable energy requirements of the CPEP, the Project is inherently consistent with, would not otherwise interfere with, and would not obstruct implementation of, the goals presented in the 2019 IEPR.

- Project Consistency with State Energy Plan: The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Plan calls for the State to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access.

  The Project site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the Project facilitates access and takes advantage of existing infrastructure systems. The Project therefore supports urban design and planning processes identified under the State of California Energy Plan, is consistent with, and would not otherwise interfere with, nor obstruct implementation of the State of California Energy Plan.

- Project Consistency with California Code Title 24, Part 6 (California Energy Code): California Code of Regulations Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation

of new energy efficient technologies and methods. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions.

The 2022 Title 24 standards require solar photovoltaic systems for new homes, establish requirements for newly constructed healthcare facilities, encourage demand responsive technologies for residential buildings, and update indoor and outdoor lighting for nonresidential buildings. The CEC previously indicated that single-family homes built with the 2019 standards will use approximately 7 percent less energy compared to the residential homes built under the 2016 standards, and the 2022 Title 24 standards are more stringent than the 2019 standards. Additionally, after implementation of solar photovoltaic systems, the CEC previously indicated homes built under the 2019 standards will about 53 percent less energy than homes built under the 2016 standards. Nonresidential buildings will use approximately 30 percent less energy due to lighting upgrades.

The Project would be subject to the updated 2022 Title 24 standards (or the incumbent version of Title 24 in effect at the time of building permit application). Compliance with the applicable Title 24 requirements is enforced through Section 14-65 of the City's Municipal Code. Thus, Project consistency with Title 24 requirements would occur as part of the City's future review of building permit applications. As such, the Project is consistent with, would not interfere with, and would not obstruct implementation of Title 24.

- Project Consistency with Pavley Fuel Efficiency Standards (AB 1493): AB 1493 is not directly applicable to the Project, since it is a Statewide measure establishing vehicle emissions standards. No feature of the Project would interfere with implementation of the requirements under AB 1493. Additionally, all vehicles accessing the Project site would obtain fuel from local and regional distributors, which would be compliant with AB 1493.

- Project Consistency with California Renewable Portfolio Standards (SB 1078): The requirements of the State's Renewable Portfolio Standard (RPS) are not applicable to the Project as it is a Statewide measure that establishes a renewable energy mix. However, no feature of the Project would interfere with implementation of the requirements under RPS.

- Project Consistency with Senate Bill 350 (SB 350): The proposed Project would use energy from SCE, which has committed to diversify their portfolio of energy sources by increasing energy from wind and solar sources. No feature of the Project would interfere with implementation of SB 350. The Project would be designed and constructed to implement the energy efficiency measures for new residential developments and would include several measures designed to reduce energy consumption. Additionally, under Title 24, the Project is required to install solar PV systems on each dwelling unit, which would feed back into the overall SCE power mix and, therefore the Project would partially support the goas of RPS and SB 350.

Conclusion

Based on the preceding analysis, the Project would not conflict with any adopted State or local plans for renewable energy or energy efficiency. Impacts due to the Project's energy demands would be less than significant, and impacts would be reduced in comparison to the Approved Project. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

2.7 Geology and Soils

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: • Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 420) • Strong seismic ground shaking? • Seismic-related ground failure, including liquefaction? • Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in 1803.5.3 of the California Building Code (2022), creating substantial risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Conflict with an applicable plan, policy, or regulation adopted for purposes of avoiding or mitigating physical impacts associated with geology and soils?	☐	☐	☐	☒

ENVIRONMENTAL ANALYSIS

In order to evaluate the proposed Project's potential to result in significant impacts due to the site's geologic and soil conditions, the analysis herein relies on two technical reports prepared by LGC Geotechnical, Inc. (herein, "LGC"). The first report provides a general geotechnical analysis of the site based on the approved version of TTM 36544, is titled, "Geotechnical Rough Grading Plan Review for the Proposed Skyline Heights Residential Development, Tract No. 36544, City of Corona, California" (herein, "Geotechnical Report") is dated January 30, 2019, and is included as *Technical Appendix G1* (LGC, 2019a). The second report addresses the site's potential to contain or be affected by faults, is titled, "Updated Fault Evaluation for the Proposed "Skyline Heights" Residential Development, Tract No. 36544, City of Corona, California" (herein, "Fault Evaluation"), is dated January 22, 2019, and is included as *Technical Appendix G2* (LGC, 2019b).

a) Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 420)**
- **Strong seismic ground shaking?**
- **Seismic-related ground failure, including liquefaction?**
- **Landslides?**

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The SHP EIR found that implementation of the SHP could expose people or structures to strong seismic ground shaking, seismic-related ground failure, landslides, and other ground failure hazards. However, the SHP EIR found that adherence to the design and remedial recommendations of the Geotechnical Report, as required by SHP EIR Mitigation Measures GEO-1 through GEO-23, as well as compliance with applicable regulatory requirements, would reduce such impacts to a less-than-significant level. (Corona, 2015, pp. 4.E-18 to 4.E-21)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Provided below is an analysis of the Project's potential to expose people or structures to substantial adverse effects associated with earthquake faults, strong seismic ground shaking, seismic-related ground failure (including liquefaction), and landslides.

Rupture of a Known Earthquake Fault

Regional faulting near the Project site is associated with the Whittier-Elsinore Fault Zone. In general, the Elinore Fault Zone trends northwest towards the Whittier Fault Zone along the base of the eastern side of the Santa Ana Mountains. As the Elsinore Fault Zone trends northward, it diverges into the Chino Fault, Main Street Fault, Eagle Fault, and Tin Mine Fault south of the Project site near Hagador Canyon. Farther to the northwest the Fresno Fault trends westward towards the Whittier Fault Zone. Generally, it is believed that that the Tin Mine Fault, Eagle Fault, and Fresno Fault transfer displacement from the Main Street Fault to the Whittier Fault Zone. (LGC, 2019b, p. 11)

The Tin Mine Fault and Main Street Fault of the Elsinore Fault Zone transect the central and eastern portions of the Project site, respectively, and are depicted on Sheets 1 and 2 in the Project's Fault Evaluation (*Technical Appendix G2*). These faults have been delineated as Earthquake Fault Zones in accordance with the Alquist-Priolo

Earthquake Fault Zoning Act. In addition, mapping based on site geomorphology completed by others indicated potential "step over" faulting in the area which warranted subsurface investigation. During a prior subsurface investigation four additional faults were identified and located, Faults A through D. During LGC's 2019 subsurface investigation an additional fault zone, possibly a splay of the Main Street Fault or "step over" fault, was encountered and ultimately denoted as Fault Zone E. Descriptions, locations, and dating of the faults encountered onsite are summarized in detail in Subsection 3.2 of the Project's Fault Evaluation. Based on LGC's review of the previously-performed subsurface fault investigations and the 2019 investigation conducted by LGC, it has been determined that the Tin Mine Fault, Main Street Fault, and Faults A through D are not Holocene-Active, and no setbacks from these faults are required. (LGC, 2019b, pp. 12-16)

The eastern boundary of Fault Zone E is defined by a well-developed thickness of clay gouge and displaces older Trabuco Formation over younger Ladd Formation. The western boundary of the fault zone is not as well-defined (i.e. absence of well-developed fault gouge, slicken lines, polished surfaces, etc.) indicating that the majority of past displacement of Fault Zone E has occurred along or near the eastern boundary and dissipates towards the west. Due to the lack of overlying soils that could be used to date the fault and prior observations, this fault zone is considered Holocene-Active. However, LGC previously reviewed the grading plan associated with the approved TTM 36544, and determined that the fault projects through areas with cuts up to approximately 140 feet and areas of fills up to approximately 40 feet. The subject fault planes were projected up through proposed overlying fill and down through proposed cut areas to design finish grades in order to anticipate its location subsequent to grading. LGC indicates that the projected fault rupture zone has been conservatively estimated and that the actual location of the faults subsequent to grading would be located within the limits of the projected fault rupture zone. Based on the well-defined nature of the eastern fault zone boundary, anticipated amount of displacement, and conservative projection of the fault rupture zone at finish grades, LGC recommends that habitable structures be setback a minimum of 25 feet from the limits of the projected fault rupture zone. The recommended structural/building setback was accommodated on the grading plans associated with the approved TTM 36544. (LGC, 2019b, p. 19)

The grading plan and proposed lotting associated with proposed TTM 36544R1 is consistent with the grading plan associated with the approved TTM 36544 within the portions of the Project site where Fault Zone E was conservatively mapped on site. Consistent with the approved TTM 36544, Fault Zone E would traverse cut and fill slopes near proposed on-site Streets "A" and "B." There are ten proposed residential lots within close proximity to Fault Zone E along Streets "A" and "B," and consistent with the project evaluated in the SHP EIR, all of the proposed homes are set back a minimum of 25 feet from the mapped fault zone (refer to Sheet 1 of 3 of the Geologic Map included in the Project's Fault Evaluation report [*Technical Appendix G2*]). Accordingly, although Fault Zone E is considered Holocene-Active and could result in fault rupture over the life of the Project, because the proposed residential structures are set back more than 25 feet from the conservatively-mapped fault zone, the proposed Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, and impacts would be less than significant. (LGC, 2019b, pp. 20-22)

Strong Seismic Ground Shaking

Consistent with the findings of the SHP EIR, the Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. The

risk is not considered substantially different than that of other similar properties in the southern California area. The Project is required to be constructed in accordance with the 2022 California Building Code (CBC), as implemented by the City of Corona. The CBC identifies design features required to be implemented to resist the effects of seismic ground motions. Additionally, the Project's Geotechnical Report (*Technical Appendix G1*) includes site-specific recommendations to attenuate seismic-related hazards. With mandatory compliance to the 2022 CBC, or the applicable building code at the time of Project construction, and with implementation of the recommendations of the Project's Geotechnical Report (as required by SHP EIR Mitigation Measures GEO-1 through GEO-23), structures and persons on the Project site would not be exposed to substantial adverse ground-shaking effects. Accordingly, and consistent with the findings of the SHP EIR, impacts associated with strong seismic ground shaking would be less than significant with implementation of SHP EIR Mitigation Measures GEO-1 through GEO-23.

Seismic-Related Ground Failure, Including Liquefaction

Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. Liquefaction occurs when three general conditions coexist: 1) shallow groundwater; 2) low density non-cohesive (granular) soils; and 3) high-intensity ground motion. Studies indicate that saturated, loose to medium dense, near surface cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils and cohesive soils exhibit low to negligible liquefaction potential. In general, cohesive soils are not considered susceptible to liquefaction. Effects of liquefaction on level ground include settlement, sand boils, and bearing capacity failures below structures. Dynamic settlement of dry loose sands can occur as the sand particles tend to settle and densify as a result of a seismic event. Subsequent to rough grading the Project site soils conditions would consist of compacted artificial fill soils overlying dense bedrock. Based on the anticipated site soil conditions after grading and the lack of shallow groundwater, the potential for liquefaction is considered to be very low. Accordingly, and consistent with the findings of the SHP EIR, the Project would not expose people or structures to potential substantial adverse effects associated with seismic-related ground failure, including liquefaction, and impacts would be less than significant. (LGC, 2019a, p. 9)

Landslides

LGC conducted a review of the regional geologic maps, which did not indicate the presence of landslides within or adjacent to the Project site. However, a landslide complex was encountered and mapped during a previous geologic investigation. The landslide complex is located along the eastern boundary of the site on the southern side of Kroonen Canyon. A portion of the landslide complex is located offsite east of the Project site. Subsurface exploration found the landslide to extend to depths of approximately 45 feet below existing grades within the Project site. However, the Project would be subject to compliance with SHP EIR Mitigation Measure GEO-2 (as modified/supplemented herein), which requires compliance with the Geotechnical Report's recommendations related to removal depths. Consistent with the findings of the SHP EIR, mandatory compliance with the Geotechnical Report's recommendations would ensure that landslide hazards do not pose a substantial risk to the proposed development and would ensure that the Project does not expose people or structures to potential substantial adverse effects associated with landslides, and would reduce the Project's potential impacts to below a level of significance. (LGC, 2019a, pp. 7-8)

Conclusion

Based on the site-specific geotechnical and fault investigations, and with implementation of the mitigation measures identified by the SHP EIR (as supplemented/modified herein), the proposed Project would not expose people or structures to potential substantial adverse effects associated with earthquake faults, strong seismic ground shaking, seismic-related ground failure (including liquefaction), or landslides, and impacts would be reduced to less-than-significant levels. It also bears noting that the proposed Project would develop the same property as the Approved Project, and there has been no changed circumstances that would affect geotechnical impacts. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project result in substantial soil erosion or the loss of topsoil?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that construction activities associated with buildout of the SHP would require mass grading on the site and removal of fill, alluvium, and other loose materials. The SHP EIR noted that Best Management Practices would be implemented in accordance with an approved Erosion Control Plan. After construction, the SHP EIR found that any non-paved, exposed areas would be landscaped. Therefore, the SHP EIR concluded that with compliance with applicable requirements, impacts regarding soil erosion or the loss of topsoil would be less than significant. (Corona, 2015, pp. 4.E-21 to 4.E-22)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The Project has the potential to result in substantial soil erosion or loss of topsoil during both construction and long-term operation. Each is discussed below.

Construction-Related Activities

Consistent with the information disclosed in the SHP EIR, proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain coverage under a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, CMC Chapter 15.36 (Grading Regulations) would apply, which establishes, in part, requirements for the control of dust and erosion during construction (e.g., refer to CMC Section 15.36.170, *Dust Control*). As part of the requirements of Chapter 15.36, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sandbags, and other erosion-control features that would be implemented during the construction phases to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Consistent with the findings of the SHP EIR, mandatory compliance with the Project's NPDES permit and applicable regulatory requirements would ensure that water and wind erosion impacts would be less than significant.

Long-Term Operational Activities

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from stormwater discharged from the property. The Project would entail grading within and fill of in the unnamed and several smaller tributary streams within the Project development area, while preserving the existing drainage patterns within on- and off-site open space areas. A system of storm drain pipes are proposed to convey the runoff across the site to the designated discharge points. The drainage collection and conveyance system will be designed to convey the 100-year storm runoff. The on-site development would have a separate water quality piping system to convey the first flush runoff to designated treatment areas prior to discharge into the mainline storm drain systems. This would eliminate the comingling of development runoff with offsite runoff prior to discharge into the public storm drain system and/or existing drainage channels. All flows generated on the Project site would be conveyed to water quality basins, which would provide water quality treatment for site runoff. The site's runoff would be detained and desilted in these basins prior to being discharged into various existing discharge points around the site. Outlet structures have been designed for the 100-year 1-hour storm event per typical minimum flood protection criteria by Riverside County Flood Control and Water Conservation District (RCFCWCD) criteria. This criteria is more stringent than the California Code of Regulation Section 3706 (CCR 3706) design criteria for 20-year 1-hour storm event. The Project's site-specific Hydrology and Hydraulic Drainage Report (*Technical Appendix H1*) demonstrates that following Project construction the total volumes would be mitigated to the pre-development conditions. In addition, the Project Applicant is required to prepare and submit to the City for approval a Project-specific Water Quality Management Plan (WQMP) for long-term operations. The WQMP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Adherence to the requirements noted in the Project's required WQMP (refer to *Technical Appendix H2*) would further ensure that potential erosion and sedimentation effects would be less than significant. As such, the Project would not result in a substantial increase in runoff that could result in increased erosion hazards downstream. Impacts would be less than significant. (KWC Engineers, 2025a, pp. 5-8)

Conclusion

Based on the preceding analysis, the proposed Project would not result in substantial soil erosion or the loss of topsoil during near-term construction activities or long-term operation, and impacts would be less than significant. It also bears noting that the proposed Project would develop the same property as the Approved Project, and there has been no changed circumstances that would affect geotechnical impacts. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

c) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The SHP EIR found that mass grading at the SHP site has the potential to reduce slope stability and result in settling ad other

geologic hazards. However, the SHP EIR noted that adherence to the design and remedial grading and monitoring recommendations of the Geotechnical Report, as required by Mitigation Measures GEO-1 through GEO-15, would reduce such impacts to less-than-significant levels. (Corona, 2015, pp. 4.E-22 to 4.E-25)

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. The Project's potential to result in significant impacts associated with on- or off-site landslide, lateral spreading, subsidence, liquefaction, and collapse is discussed below.

On- and Off-Site Landslides

The Project site is located on a hillside that contains fairly steep topography. Thus, there is a potential for future grading to result in conditions on site that are conducive to landslide hazards. The SHP EIR determined that the approved TTM 36544 would result in maximum depths of cut and fill of 130 feet and 138 feet, respectively. Consistent with the project evaluated in the SHP EIR, the Project's grading plan proposes cuts and fills to maximum design depths of approximately 132.0 feet (vicinity of Lot 135) and 131.4 feet (vicinity of Lot 15), respectively. All proposed slopes within the development would be constructed at a gradient of 2:1 (horizontal:vertical) and would be constructed in accordance with the site-specific recommendations contained within the Project's geotechnical report (*Technical Appendix G1*), as required by SHP EIR Mitigation Measures GEO-1 through GEO-9. Mandatory compliance with SHP EIR Mitigation Measures GEO-1 through GEO-9, which implement the recommendations contained within the Project's geotechnical report with respect to grading/slope stability, would ensure that all proposed slopes are engineered and constructed to maximize stability and preclude safety hazards to on-and off-site areas. As such, and consistent with the conclusion reached by the SHP EIR, the Project would result in less-than-significant impacts associated with on- or off-site landslides.

Lateral Spreading

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. Due to the extremely low potential for liquefaction, the potential for lateral spreading is also considered to be very low. Accordingly, and consistent with the finding of the SHP EIR, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in lateral spreading, and impacts would be less than significant.

Subsidence and Collapse

Subsidence due to earthwork equipment is expected to be up to approximately 0.1-foot in the older artificial fill areas. These values are estimates only and exclude losses due to removal of vegetation or debris. Fill soils are subject to post-grading settlement. This even occurs to properly compacted fill soils with properly constructed subdrains. Total fill depths greater than approximately 50 feet require surface settlement monitoring be performed after grading is completed to ensure long-term fill settlement is within tolerable limits prior to commencement of building construction. Pursuant to the recommendations of the Project's Geotechnical Report and as required by the mitigation measures from the SHP EIR, settlement monuments would be installed promptly after grading in

order to monitor settlement of deeper fills (approximately 50 feet or deeper) in accordance with the details provided in Appendix E to the Project's Geotechnical Report. The precise locations of the settlement monuments would be verified or adjusted based on the actual as-graded fill depths. At the completion of their construction, the monuments would be surveyed by a licensed surveyor to a fixed offsite benchmark (read at three locations) to an accuracy of at least 0.01- foot with provided measurements to 0.001-foot. When site grading is completed, the monuments would then be monitored periodically at regular intervals (eight times in each of the first two months, twice in the third month, and then once a month until informed otherwise by the Project geologist). The readings would be provided to the Project geologist, which would continue monitoring settlement until total settlements are within tolerable limits. Accordingly, with mandatory compliance with the mitigation measures from the SHP EIR requiring compliance with the recommendations of the Project's Geotechnical Report, the Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in subsidence hazards. Consistent with the conclusion reached by the SHP EIR, impacts would be less than significant following mitigation.

Liquefaction

Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. Liquefaction occurs when three general conditions coexist: 1) shallow groundwater; 2) low density non-cohesive (granular) soils; and 3) high-intensity ground motion. Studies indicate that saturated, loose to medium dense, near surface cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils and cohesive soils exhibit low to negligible liquefaction potential. In general, cohesive soils are not considered susceptible to liquefaction. Effects of liquefaction on level ground include settlement, sand boils, and bearing capacity failures below structures. Dynamic settlement of dry loose sands can occur as the sand particles tend to settle and densify as a result of a seismic event. Subsequent to rough grading the soils conditions at the Project site would consist of compacted artificial fill soils overlying dense bedrock. Based on the anticipated site soil conditions after grading and lack of shallow groundwater, the potential for liquefaction is considered to be very low. Accordingly, and consistent with the findings of the SHP EIR, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in liquefaction hazards, and impacts would be less than significant.

Conclusion

With mandatory compliance with the site-specific recommendations contained in the Project's Geotechnical Report (*Technical Appendix G*), as required by the mitigation measures presented in the SHP EIR (as supplemented/modified herein), the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, and impacts would be reduced to less-than-significant levels. It also bears noting that the proposed Project would develop the same property as the Approved Project, and there has been no changed circumstances that would affect geotechnical impacts. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

d) Would the Project be located on expansive soil, as defined in 1803.5.3 of the California Building Code (2022), creating substantial risks to life or property?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The SHP EIR found that on-site soils are anticipated to have low to medium expansion potential. The SHP EIR further noted that any soils with high or critical expansion potential would be replaced with compacted fill with low or medium expansion potential as required by SHP EIR Mitigation Measure GEO-10. The SHP concluded that the design of foundations to meet medium soils expansion potential, as required by SHP EIR Mitigation Measure GEO-10 would reduce risks to life or property to a less-than-significant level. (Corona, 2015, p. 4.E-25)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Based on the results of previous laboratory testing by others as part of prior geotechnical investigations, fills at the completion of grading are anticipated to have a "Very Low" to "Medium" expansion potential. However, excavation of some portions of the Holz Shale and/or Silverado Formation could result in expansion potentials ranging from "High" to "Very High". However, the Project would be required to implement the recommendations of the Project's Geotechnical Report (*Technical Appendix G*), as required by the mitigation measures presented in the SHP EIR (as supplemented/modified herein), which include recommendations to address potential impacts associated with expansive soils. With implementation of the Geotechnical Report recommendations, the proposed Project would not be located on expansive soil, as defined in 1803.5.3 of the California Building Code (2022), creating substantial risks to life or property, and impacts would be reduced to less-than-significant levels. It also bears noting that the proposed Project would develop the same property as the Approved Project, and there has been no changed circumstances that would affect geotechnical impacts. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

e) Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Skyline Heights Project EIR Findings: **No Impact**. The SHP EIR found that the SHP project would be served by the City's wastewater system, and that sewer infrastructure (i.e., pipes) would be installed to accommodate the proposed expansion. The SHP EIR concluded that no significant impact would occur with regard to soils supporting septic tanks or alternative wastewater disposal systems. (Corona, 2015, pp. 4.E-25 to 4.E-26)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Consistent with the findings of the SHP EIR, with implementation of the Project, sewer service to the Project site would be provided by the City of Corona Utilities Department via proposed sewer lines within the Project site that would connect to existing sewer mains located within Mabey Canyon Road, Border Avenue, and Trudy Way. Accordingly, because the Project does not include the use of septic tanks or alternative wastewater disposal systems, no impact would occur. It also bears noting that the proposed Project would develop the same property as the Approved Project, and there has been no changed circumstances that would affect geotechnical impacts. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

f) Would the Project conflict with an applicable plan, policy, or regulation adopted for purposes of avoiding or mitigating physical impacts associated with geology and soils?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The SHP EIR found that the SHP project would comply with all requirements related to seismic and geologic hazard safety standards. The SHP EIR further found that the SHP project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of avoiding or mitigating physical impacts associated with geology and soils, and that any impacts would be reduced to less-than-significant levels with implementation of SHP EIR Mitigation Measures GEO-1 through GEO-23. (Corona, 2015, pp. 4.E-25 to 4.E-26)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The Project would comply with all applicable requirements related to seismic and geologic hazard safety standards, as established by local, state, and federal regulations. The previously certified SHP EIR determined that the Project would adhere to all relevant plans, policies, and regulations adopted for the purpose of avoiding or mitigating physical impacts associated with geology and soils. Additionally, the Project would implement the applicable mitigation measures from the SHP EIR (GEO-1 through GEO-23), which are designed to address potential geologic and soil-related impacts. These measures would ensure that any potential impacts are reduced to a less-than-significant level. Furthermore, the discussion presented below in Table 23, *Project Consistency with General Plan Policies Related to Seismic and Geologic Hazards*, demonstrates that the proposed Project would be fully consistent with all applicable General Plan policies related to Geology and Soils. Therefore, the Project would not conflict with any applicable plans, policies, or regulations intended to mitigate or avoid physical impacts related to geology and soils. It also bears noting that the proposed Project would develop the same property as the Approved Project, and there has been no changed circumstances that would affect geotechnical impacts. Accordingly, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

Table 23 Project Consistency with General Plan Policies Related to Seismic and Geologic Hazards

Goal/Policy	Project Consistency
Goal PS-1:Adequate protection of the health, safety, and welfare of the public, property and economic investments, and community social and service functions from seismic and geologic events.	Consistent. As documented herein and in Subsection 4.E of the SHP EIR, the Project would be required to comply with the site-specific recommendations of the Project's Geotechnical Report (*Technical Appendix G1*), pursuant to the mitigation measures included in the SHP EIR (as supplemented/modified herein), as well as the CBC, which would ensure that future Project residents are adequately protected from seismic and geologic events.
Policy PS-1.1: Maintain accurate records, information, and mapping of seismic and geologic activity and hazards in Corona and the region from the California Geologic Survey; update records with information from local geotechnical studies.	Not Applicable. Policy PS-1.1 provides direction to City staff and decision makers to maintain records and information related to seismic and geologic activity monitoring, and is unrelated to the proposed Project.
Policy PS-1.2 In areas subject to seismic and geologic hazards, require development proposals to include a geotechnical hazard analysis and specific mitigations to	Consistent. As noted in the analysis provided herein and in the SHP EIR, the Project would be required to comply with the site-specific recommendations of the Project's

Goal/Policy	Project Consistency
reduce risks to acceptable levels as a condition of approval.	Geotechnical Report (*Technical Appendix G1*), pursuant to the mitigation measures included in the SHP EIR (as supplemented/modified herein), as well as the CBC, which would ensure that the Project includes appropriate measures to reduce geologic hazard risks to acceptable levels.
Policy PS-1.3 Enforce development requirements, such as seismic study analyses, project siting, setbacks, and project design features for proposed developments near the Elsinore Fault Zone and other active faults in accordance with the Alquist-Priolo Act.	Consistent. As noted under the discussion of Geology and Soils Threshold a), the Project has been designed to incorporate appropriate setbacks from Fault Zone E, and no structures are proposed within any active fault zones.
Policy PS-1.4 Require adherence to the latest California Building Codes and associated regulations in the City's Municipal Code; update local codes and development requirements periodically for the latest best practices.	Consistent. The Project would be subject to compliance with the CBC, as implemented by CMC Chapter 15.36 (Grading Regulations). The remaining portions of this policy provide direction to City staff and decision makers, and is unrelated to the proposed Project.
Policy PS-1.5 Locate new or existing buildings in the Elsinore earthquake fault zone or in other areas at risk from liquefaction, landslides, or other seismic and geologic hazards in the community and take corrective actions to minimize the risk of loss.	Consistent. The Project has been designed to implement the site-specific recommendations of the Project's Geotechnical Report (*Technical Appendix G1*), and would be required to implement the recommendations identified by the Geotechnical Report pursuant to the mitigation measures presented in the SHP EIR (as supplemented/ modified herein), which would reduce to a level below significance potential adverse effects associated with liquefaction, landslides, or other seismic and geologic hazards.
Policy PS-1.6 Identify vulnerable structures and encourage the retrofit or upgrade of vulnerable buildings (e.g., mobile homes) to minimize the damage to structures and reduce the risk or injury or death from seismic or geologic events.	Not Applicable. Policy PS-1.6 provides direction to City staff and decision makers, and is unrelated to the proposed Project.
Policy PS-1.7 Require geotechnical analysis for projects proposed in areas subject to corrosive soils. Where found, require appropriate cathodic protections and other best practices to minimize damage to buildings, structures, and infrastructure.	Consistent. A Geotechnical Report was prepared for the Project and is included as *Technical Appendix G1*. Pursuant to the SHP EIR mitigation measures (as modified/ supplemented herein), the Project would be required to implement all of the recommendations included in the Geotechnical Report, which would serve to preclude damage to buildings, structures, and infrastructure.
Policy PS-1.8 Limit grading for developments to the minimum needed to preserve natural topography, preserve vegetation, and maintain soil and slope stability. Require appropriate grading plans and slope stability to minimize soil instability.	Consistent. The proposed Project consists of the first revision to TTM 36544, and has been designed to reduce the amount of grading required on site. Areas proposed for disturbance as part of the Project would be substantially reduced from 170.70 acres under the Approved Project to 151.8 acres under the proposed Project. All grading proposed on site is the minimum amount of grading necessary to preserve natural topography, preserve vegetation, and maintain soil and

Goal/Policy	Project Consistency
	slope stability, while accommodating the proposed development.

Mitigation Measures

The following mitigation measures from the SHP EIR shall apply and, consistent with the findings of the SHP EIR, would reduce the Project's potential impacts to geology and soils to below a level of significance.

GEO-1 **Site Preparation and Removals**. All grading shall be accomplished under the observation and testing of the Project Geotechnical Engineer and Engineering Geologist in accordance with the recommendations contained in the Project Geotechnical Report, contained in Appendix F of this Draft EIR, the current codes practiced by the City of Corona and the Earthwork Specifications contained in Appendix IV of the Project Geotechnical Report.

Loose, compressible residual soil, non-engineered onsite fill, colluvium, alluvium, landslide debris, older alluvium and weathered bedrock shall be removed from fill areas prior to placement of fill and shall be removed from shallow cut areas, where exposed at finish grades. Guidelines to determine the depth of removals are presented below; however, the exact extent of the removals must be determined in the field during grading, when observation and evaluation of the greater detail afforded by those exposures can be performed by the Geotechnical engineer and/or Engineering Geologist.

The minimum backcut ratio shall be 1:1 (horizontal to vertical). The bottoms of all removal areas shall be observed, mapped and approved by the Engineering Geologist prior to fill placement. It is recommended that the bottoms of removals be surveyed and documented by the Project Civil Engineer.

Groundwater, if encountered during grading, shall be evaluated by the Geotechnical Engineer and/or Engineering Geologist. In general, groundwater is not anticipated to adversely affect grading although saturated soils and free water may be encountered along canyons and within alluvium removals. If groundwater is excessive, remedial measures such as horizontal drains or under drains may need to be installed. Further, settlement monuments and plates (see Plate VI of the Geotechnical Report) shall be installed during and after completion of grading to monitor settlement monuments and plates shall be used to determine when the majority of the primary settlement has been completed to allow for the release of affected lots for construction.

- **Stripping:** Vegetation, debris and other deleterious materials are unsuitable as structural fill material and shall be disposed of offsite prior to commencing removals and placement of compacted fills. The thick, natural vegetative growth onsite is significant and will require consideration for removal. An onsite mulching operation may be considered. The mulched materials could then be used in future landscape areas.
- **Soil and Weathered Bedrock (unmapped):** Loose, compressible onsite soils and underlying weathered bedrock shall be removed to expose the underlying competent bedrock materials prior to placement of compacted fill and when exposed in shallow cut area. An average removal depth of 5 feet is anticipated for removal of topsoil and weathered bedrock. In

general, onsite soils and weathered bedrock are suitable to be re-used as structural fill when properly moisture-conditioned.

- **Undocumented Artificial Fill (locally mapped as AFu):** Fills associated with "recreational" grading, construction of unpaved access roads, mining operations and existing trench backfill shall be removed prior to fill placement. Generally, these artificial fills range from a depth of 3 to 20 feet. Local areas of undocumented fill associated with previous geotechnical investigations are not plotted on the map. Other fills, including roadway fills and trench backfill, are not mapped due to their localized extent and minor thickness. Removals shall extend below the undocumented fill until competent materials are encountered.
- **Alluvium/Colluvium (map symbol Qal):** All alluvium deposits exposed at existing or cut grades shall be entirely removed prior to fill placement. These deposits range in thickness from approximately 5 feet to 35 feet. Ginter and Associates recommends that all alluvial and colluvial soils below proposed fill areas and in cut areas be removed to expose competent bedrock or terrace deposits. Anticipated average removal depths for alluvium/colluvium areas are expected to vary to an estimated maximum thickness of 35 feet.
- Groundwater was not encountered during PSE's subsurface investigation within the alluvium onsite. However, access was limited and certain alluvial areas could not be investigated such as within Krooner Canyon. If "saturated" alluvium is encountered that possesses a degree of saturation of 85% of more and is consistent with depth to bedrock, consideration may be given to leaving the saturated alluvium in-place, provided that settlement time-delay consequences are acceptable to the owner. If saturated alluvium is encountered and is going to remain in-place, an additional liquefaction investigation may be required and dynamic settlement recommendations for those areas will likely change.
- **Older Alluvium (Qoa):** All older alluvium shall be removed to expose the underlying competent bedrock. Generally, these deposits range in depth from 10 to about 20 feet.
- **Landslide Debris (Qls):** All landslide debris that could adversely affect the proposed development shall be removed to expose the underlying competent bedrock. Generally, these deposits range in depth from 10 to about 29 feet, but may range up to around 35 feet in depth.
- **Removals Along Grading Limits:** Removals of unsuitable soils shall be required prior to fill placement along the grading limit. A 1:1 projection, from toe of slope or grading limit, outward to competent materials shall be established, when possible. Where removals are not possible due to grading limits, property line or easement restrictions, removals shall be initiated at the grading boundary (property line easement, grading limit or outside the improvement) at a 1:1 ratio inward to competent materials. Where this reduced removal criterion is implemented, special maintenance zones may be necessary. Affected areas shall be established, minimally, as a 1:1 projection from suitable removal bottom to finish ground surface. This condition is mainly expected in the slope areas. Where the projection intersects the face of the slope, the potential for distortion of the slope in response to post-grading settlements exists and provisions for future maintenance of such slopes shall be provided.

GEO-2 **Slope Stability and Remediation**

- **Cut Slopes**: The majority of cut slopes have been designed at a slope ratio of 2:1. The Engineering Geologist shall observe cut slopes and cut slope stabilization backcuts during grading. Modifications to the recommendations presented herein will likely be required based upon conditions exposed by grading.
- **Williams Formation (KW):** Cut slopes within the Williams Formation may expose adverse bedding that shall require remediation. The cut slope superjacent to Lots 278 and 279 is anticipated to require replacement with a buttress fill. Probable buttresses are anticipated for the cut slope above Lots 261 through 267 and the cut slope below the WQMP Basin and Lots 247 through 255, as depicted on Figure 1 and Figure 2 (pocket) of the Geotechnical Report.
- **Ladd Formation:** Cut slopes within the Ladd Formation may expose adverse bedding that shall require remediation. The majority of the cut slopes should expose bedding dipping into the slope or at an angle steeper than the proposed cut slopes (greater than 60 degrees). Cut slopes within the Ladd Formation that expose bedding dipping into the slope or at an angle steeper than the proposed cut slopes are expected to be grossly stable; however, the final determination shall be made based on exposed conditions during grading. Cut slopes within the Ladd Formation may expose conglomerate resulting in poorly cemented sands, cobbles and boulders at finish grade, producing a rough uneven surface. These cut slopes shall be evaluated in the field by the Project Engineering Geologist or Geotechnical Engineer. Replacement of those slopes with compacted stabilization fills may be required. Future exploration and in-grading observation could reveal more favorable geology in these specific areas.
- **Alluvium/Colluvium:** Cut slopes exposing alluvial/colluvial soils (Qal) shall require replacement with a drained stabilization fill. Typically, such corrective grading would be constructed with a minimum key width corresponding to one-half the full height of the superjacent slope, but not less than 15 feet. Minimum key depths at the toe shall be 2 feet. All stabilization fills shall be provided with a backdrain and outlet system as detailed in Appendix IV of the Geotechnical Report.
- **Silverado Formation:** Cut slopes within the Silverado Formation are expected to be grossly stable; however the final determination shall be made based on exposed conditions during grading. Cut slopes within the Silverado Formation may expose poorly cemented sands, cobbles and boulders at finish grade, which would produce a rough uneven surface. These cut slopes shall be evaluated in the field by the Project Engineering Geologist or Geotechnical Engineer. Replacement of those slopes with compacted stabilization fills may be required.
- **Fill Slopes:** The majority of fill slopes on the project are designed at a maximum slope ratio of 2:1. The highest fill slope is approximately 160 feet in height and located subjacent to Lot 68. Based on the results of the calculations, the 2:1 fill slopes 160 feet and less in height, when properly constructed with onsite materials, are expected to be grossly stable, as designed. Keys shall be constructed at the toe of all fill slopes where unsuitable soil removals do not accomplish a minimum key width of one-half the slope height plus bench widths or twenty (20) feet, whichever is greater. Minimum key depths at the toe shall be 2 feet. Due to grading

limit restrictions, removals of unsuitable soils beyond the proposed toe may be limited; therefore, additional slope maintenance shall be expected in the areas where a 1:1 projection into approved materials cannot be achieved.

GEO-3 **Subsurface Drainage.** Canyon subdrains are proposed as depicted on Figures 1 through 7 of the Geotechnical Report and shall consist of 6-inch and 8-inch diameter pipes and shall be constructed in accordance with the details shown in Appendix IV of the Geotechnical Report. Final determination of drain locations shall be made in the field. Outletting of subdrain systems shall require coordination with the Project Civil Engineer in determining suitable facilities to accept to drain water.

GEO-4 **Overexcavation.** Where a transition of cut and fill occurs across a finished lot, it shall be necessary to overexcavate the bedrock portions and replace it with compacted fill. The depth of bedrock overecavation shall be equal to 1/3 the maximum fill depth (after removals) on the fill side of the transition. Anticipated transition lots are shown on figures 1-7 of the geotechnical report. Cut pads shall be overexcavated a minimum of 5 feet to provide a uniform foundation material. Some highly expansive soils of the Silverado Formation may be encountered at grade in some areas. Consideration shall be given to increasing the overexcavation depth to mitigate for highly expansive soils, if warranted. Difficult excavation with a backhoe can be expected in some street areas. Ginter & associates recommends street overexcavation and replacement with compacted fill to facilitate utility emplacement in these street areas and driveways. Depths of overexcavation shall extend one (1) foot below the deepest utility line.

GEO-5 **Fill Materials.** Excavated on-site soils may be used as compacted fill. The fill materials to be used as compacted engineered fill shall be free of organics, debris, deleterious materials, and rocks over 6 inches maximum dimension, and must be approved by the project geotechnical engineer or project geologist prior to use. Import soils, if required, shall be evaluated by the project geotechnical engineer for suitability prior to delivery. Import soils shall be free of trash, debris or other objectionable materials. All import fill shall have engineering characteristics similar to the on-site soils.

GEO-6 **Fill Placement, Moisture Conditioning, And Compaction.** After approval of the over-excavation and prior to placement of any compacted engineered fill materials, the exposed removal bottoms shall be scarified to a minimum depth of six (6) inches. The area shall then be moisture conditioned approximately 1 to 2 percentage points above the optimum moisture content, and compacted to a minimum of 90 (or 93) percent of the applicable maximum density. The planned development will involve deep fills in the canyon areas and side-hill fill slopes. In order to reduce the amount of fill settlement, the fill shall be compacted to the minimum relative compaction shown below:

Fill Depth (Feet)	Minimum Relative Compaction (ASTM: D1557) (%)
0 – 50	90
Below 50	93

Fill slopes shall also be constructed at the minimum relative compactions shown above, with the exception of the outer 3 feet of the slope face which can be placed at 90% relative compaction.

Deep fill areas requiring 93% relative compaction are delineated in Plate VI of the Geotechnical Report.

Generation of oversized rock (over 8 inches in maximum dimension) from excavations in the bedrocks is anticipated. Oversize rock shall be placed in single file windrows not exceeding three feet in height and six (6) feet in width with a minimum equipment width (15 feet) separating each windrow or a rock blanket fill not exceeding two (2) to three (3) feet in height. Large erratic rocks shall be buried individually. Granular fill shall be thoroughly flooded in the rock voids and covered with a minimum two feet compacted fill blanket. Successive windrows shall be staggered and none shall be placed within 10 feet of finished grade or closer than 15 feet to compacted fill slope surfaces. Typical rock placement construction detail is provided in Appendix IV of the Geotechnical Report. Placement of rock windrows shall be performed under the observation and recommendations of the Project Geotechnical Engineer.

Fill materials shall be spread in thin lifts, moisture conditioned to about 1 to 2 percentage points over optimum moisture content and compacted to a minimum of 90 (or 93) percent of the laboratory maximum dry density as determined in accordance with ASTM Test Method D-1557. Each lift shall be treated in a like manner until the desired finished grades are achieved. The grading contractor shall have suitable and sufficient compaction equipment in operation to achieve the required compaction. When necessary, earthmoving equipment may be utilized for compaction or temporarily halted in order to permit adequate compaction of fills.

GEO-7 **Slope Construction**

1. Care shall be taken during grading to prevent spillage of loose materials over slopes to remain natural. Should loose soil be spilled onto natural slopes by the grading contractor, removal of the loose fill shall be required.

2. Fill shall be properly benched into firm bedrock or compacted fill as directed by the Project Engineering Geologist and/or Geotechnical Engineer during grading. Typical benching shall include 4-foot verticals exposing approved, competent material (see Appendix D – Typical Benching Detail of the Geotechnical Report).

3. In order to minimize surficial slumps on compacted fill slopes, the following grading procedures shall be used:

    a) Where possible, fill slopes shall be constructed by overfilling a minimum of three (3) horizontal feet and then trimming back to expose the dense inner core of the slope surface. Compacted fill slopes shall be back-rolled during construction at intervals not exceeding four (4) vertical feet. Care shall be taken to construct the slope in a workmanlike manner so that it is positioned at its designed orientation and slope ratio. Achieving a uniform slope surface by subsequent thin wedge filling must be avoided. Any add-on correction to a fill slope shall be done by overfilling the affected area in horizontal, compacted lifts which must be benched into the existing fill prism. The overfilled slope may then be trimmed to the design gradient.

    b) Where fill slopes are planned above natural slopes and cannot be overfilled and trimmed back, the slopes shall be rolled for the entire height of the slope with a sheepsfoot roller

and then finished with a grid roller. If the desired compaction is not obtained in this manner, a vibratory sheepsfoot roller may be required. To be most effective, this equipment shall be anchored and manipulated from a side-boom tractor. In lieu of a grid roller, the slope may be track rolled with a John Deere 450, Caterpillar D-8 dozer or equivalent. To obtain the required compaction and appearance of the slope face, the soil moisture shall be maintained at above optimum from the time of mass filling to the completion of grid rolling.

c) The grading contractor shall take proper care to avoid spillage of loose material down the face of the slopes during grading and during drainage terrace and down-drain construction. Fine grading operations for benches and down-drains shall not deposit loose trimmed soils on the finished slope surfaces. Loose soil materials shall require removal.

d) Seeding and planting of slopes shall proceed as rapidly as possible to achieve a well-established and deep-rooted vegetal cover requiring minimal watering. The type of vegetation and watering schedule shall be established by a landscape architect familiar with hillside maintenance.

GEO-8 Earthwork Observations And Testing

a) The site preparation, over-excavation, and earthwork shall be performed under the observation and testing by a representative of the Project Geotechnical Engineer or Project Geologist.

b) The fill shall be tested at the time of placement to verify that the required compaction is achieved.

c) The fill compaction shall be determined in the field by the Sand Cone Method (ASTM: D 1556) or Nuclear Gauge Method (ASTM: D 2216), or other test method approved by the Project Geotechnical Engineer.

d) During grading, an adequate number of field density tests shall be performed using approved test procedures in order to determine compliance of earthwork to the project requirements. The frequency of field density testing shall be in accordance with the recommendations of the Project Geotechnical Engineer.

e) Quality control testing performed to determine the acceptability of the fill compaction shall be based on the laboratory maximum dry density and optimum moisture content determined in accordance with ASTM: D 1557 test procedure.

f) Any surface or subsurface obstructions, or questionable materials encountered during grading shall be brought immediately to the attention of the Project Geotechnical Engineer. Deeper excavations may be required, should unsuitable soils be encountered locally, as determined by the Project Geotechnical Engineer and/or Project Geologist.

GEO-9 **Deep Fill Settlement Monitoring.** In deep fill areas, settlement monuments shall be installed and periodically surveyed by the project civil engineer to evaluate the magnitude and progress of settlements. Ginter & associates proposes positioning settlement monuments at strategic locations in the deeper fill areas as shown on figure vi of the geotechnical report. These shall be monitored on a regular basis until the primary settlement has stabilized before those areas released for construction.

GEO-10 **Foundation Design.** The compacted engineered fill at the project site is anticipated to be low to medium soil expansion potential. Presented below are preliminary geotechnical criteria for design of building foundations, based on medium soil expansion potential for the on-site soils:

Option 1 - Conventional Footing:

Allowable Bearing Pressure (1) = 1,500 pounds per square foot (psf)

Minimum Footing Depth (2) = 24 inches

Minimum Footing Width = Continuous: 12 inches

Isolated: 24 inches

Passive Soil Pressure (3) = 250 psf/ft.

Friction Coefficient = 0.30 (ultimate)

Minimum Footing Reinforcement = Four No. 4 bars, 2 each at top and bottom

Garage Door Grade Beam = 18 inches deep, Four No. 4 bars, Two each at top and bottom, tied into foundation elements

1. *The above value may be increased 250 psf for each additional foot exceeding the minimum embedment depth and/or width, subject to a maximum of 2,500 psf. Allowable bearing pressures may be increased by one-third for short term loading due to wind or seismic forces.*
2. *Footing depth is from lowest adjacent finished soil grade. Footings shall be deepened, as necessary, to provide setback distance from adjacent slope in conformance with CBC criteria.*
3. *Value applies to level soil condition, and is subject to a maximum of 2000 psf.*

Option 2 – Post-Tensioned Foundation:

If post-tensioned slab/footing system is selected for the subject project, the design may be based on the geotechnical criteria shown below for medium soil expansion potential. These are based on the guidelines presented in the PTI, Third Edition design manual.

Thornthwaite Moisture Index = -20

Equilibrium Suction = 3.6

Edge Lift Moisture Variation Distance, em = 5.1 feet

Edge Lift, ym = 1.1 inches

Center Lift Moisture Variation Distance, em = 9.0 feet

Center Lift, ym = 0.47 inches

Minimum Footing Depth (Exterior) = 18 inches below adjacent grade

The above foundation criteria are based on medium soil expansion consideration only. Foundation design shall consider anticipated post-construction settlements, as appropriate. Foundation design details such as slab thickness, concrete strength, reinforcements, etc. shall be established by the Project Structural Engineer considering medium soil expansion and settlement potential provided below.

GEO-11 **Foundation Settlement**. Total static and differential post-construction settlements for footings designed and constructed in accordance with the criteria given below and supporting loads not exceeding the typical loadings for residential construction (column and wall loads on the order of 30 kips and 3 kips/lineal foot, respectively) are not anticipated to exceed the values shown below. The settlement estimates shall be confirmed based on review of the foundation plans. Structures shall be designed for the following post-construction settlements:
- Total settlement = 1 inch

- Differential settlement = ¾-inch (*)

(*) Between similarly loaded column footings and for continuous footings and slabs over a distance of approximately 30 feet.

General Remarks:

i. Footing depths shall not be allowed to be affected adversely, such as through erosion softening, digging, landscaping, etc.

ii. Where foundations encroach closer than five (5) feet horizontally from the flow line of drainage swales, the footing shall be deepened sufficiently to maintain the required embedment depth below the adjacent flow line.

iii. Foundation details such as concrete strength, reinforcements, etc. shall be established by the Project Structural Engineer, considering the loading and medium soil expansion potential. The footing and slab reinforcements recommended in the Geotechnical Report are minimum requirements. More restrictive criteria based on structural design considerations or Code requirements shall govern.

iv. Foundation excavations shall be observed and approved by the Project Geotechnical Engineer prior to the placement of reinforcement or concrete. Forming of footing excavations may be required. Excavations shall be free of slough and debris and thoroughly moisture conditioned prior to placing concrete.

Excavated material from footing and utility trenches shall not be placed in slab-on-grade areas unless properly compacted and tested.

GEO-12 **Slab-On-Grade.**
Recommended Minimum Criteria For Slab-On-Grade Are Shown Below:

Concrete Floor Slabs: Concrete floor slabs shall be 5 inches thick (minimum) and shall be reinforced with No. 3 bars at 18 inches on center, each way at mid height. No. 3 bars at 18 inches on center shall be provided connecting floor slabs to footings. In order to minimize migration of moisture up the concrete slab from soil subgrade and damage to floor coverings, a moisture barrier/water vapor retarder is recommended beneath floor slabs as discussed hereinafter.

Moisture/Water Vapor Retarder for Concrete Slab-on-Grade: In order to reduce the potential for moisture/water vapor migration up through the slab and possibly affecting floor covering, a moisture/vapor retarder is recommended under concrete floor slab-on-grade. The moisture barrier shall be properly installed, lapped and sealed in accordance with the manufacturer's

specifications. Punctures and rips shall be repaired prior to placement of sand. At a minimum, this moisture/water vapor retarder shall consist of 10- millimeter thick polyethylene ("Visqueen"), lapped and sealed, and placed mid-height within a 4-inch coarse sand layer. This moisture/water vapor retarder shall be installed in accordance with manufacturer's specifications. The following recommendations are based on the tentative guidelines by the American Concrete Institute (ACI, April 2001) to reduce the potential moisture/water vapor intrusion in concrete slab-on-grade. Based on Ginter & Associates' review of available literature, it appears that the ACI procedure would be more effective to help reduce potential moisture/water vapor migration up through concrete slab-on-grade.

Recommendations based on the ACI guidelines are presented below:

- The moisture/water vapor retarder shall consist of high strength polyethylene membrane and shall meet or exceed the ASTM: E-1745-97 Class C material requirements for water vapor permeance, tensile strength and puncture resistance. The vapor retarder shall consist of "Moistop Plus" (Fortifiber Building Products Systems) or "Vapor Block" VB 15 (Americover, Inc.), or approved equal. The vapor retarder shall be underlain by a capillary break comprised of minimum 4 inches thick pea gravel layer. The gravel layer shall be placed and compacted on approved soil sub-grade.
- The membrane shall be placed on approved gravel layer and properly lapped and sealed. Membranes intersecting utility pipes, sewer lines, ducts or drains shall be properly wrapped around the penetrations and sealed. All punctures and rips in the membrane shall be repaired prior to placement of concrete, following manufacturer's recommendations. The vapor retarder shall be installed in general accordance with the procedures outlined in ASTM: E-1643, and in conformance with the installation procedures recommended by the manufacturer.
- To minimize slab curling, a low slump concrete (low shrinkage mix design) shall be used for the slab construction, as determined by the Project Structural Engineer.
- The moisture/water vapor protection for concrete slab-on-grade shall be selected based on cost and construction considerations, and considering potential future problems resulting from improper and uncontrolled landscape irrigation practices. Regardless of the moisture/water vapor retarder option selected, it should be emphasized that proper control of irrigation and landscape water adjacent to the structure is of paramount importance.

GEO-13 **Driveways.** Driveway concrete slabs shall be 5 inches thick (minimum) with no. 3 bars at 18 inches on center, each way at mid-height. The slab may be placed directly on properly prepared sub-grade. No moisture barrier is required under driveway slabs.

GEO-14 **Exterior Flatwork.** Exterior concrete flatwork (e.g. Sidewalks, walkways) shall be 4 inches thick (minimum), with no. 3 bars at 24 inches on center, each way at mid-height and placed on properly prepared sub-grade. Hardscape areas within two feet of the descending slopes shall include a thickened edge deepened to provide a minimum five (5) feet horizontal setback between the bottom outside face of the thickened edge and slope face.

GEO-15 **Sub-Grade Pre-Saturation.** Prior to concrete placement, the soil sub-grade shall be thoroughly wetted to about 12 inches in depth at a moisture condition of about 2 to 3 percentage points above the optimum moisture content.

GEO-16 **General.** Interior floor slabs and exterior concrete flatwork, including driveway, shall be properly designed for the construction and service loading conditions, potential settlements and soil expansion. The structural details, such as slab thickness, concrete strength, reinforcing criteria, joint spacing, etc. Shall be established by the project structural engineer. The recommended minimum reinforcements for concrete slabs provided above are intended for preliminary design only. More restrictive criteria as dictated by structural design or regulatory requirements shall govern.

GEO-17 **Retaining Walls**

- **Foundations:** Retaining wall foundations may be supported on either compacted engineered fill or competent bedrock. If a bedrock/fill transition is encountered, the bedrock portion shall be overexcavated minimum 2 feet and replaced with approved compacted fill. Alternatively, a cold joint shall be constructed in both the footing and the wall. Footings may be designed in accordance with the foundation design criteria presented in the Geotechnical Report when embedded at least two feet below lowest adjacent grade. Footings located on or at top of slopes shall be deepened, as necessary, to provide minimum lateral setback between footing and slope faces in accordance with CBC requirements.

- **Lateral Earth Pressures:** The earth pressures acting on retaining walls depend primarily on allowable wall movement, type of backfill materials, backfill slopes, wall inclination, surcharges, and any hydrostatic pressure. The following lateral earth pressures are recommended for vertical walls with no hydrostatic pressure and no surcharge loading:

Wall Condition	Backfill Type	Lateral Earth Pressure (Equivalent Fluid Pressure) (pcf)	
		Level	2:1 (H:V)
Active (Cantilever)	Sandy Soils	40	65

  The surcharge effect of anticipated loads on the wall backfill (i.e. traffic, construction equipment, footings, etc.) shall be included in the wall design. If the wall is free to deflect, 33 percent of the maximum surcharge load located within a distance equal to the height of wall shall be used in the design.

- **Backfill:** Retaining wall backfill shall consist of predominantly granular non-expansive soils. The backfill shall extend within a 45-degree plane from the wall footing. Retaining wall backfill shall be mechanically compacted to minimum 90 percent of the applicable laboratory maximum density and performed under the observation and testing of the Project Geotechnical Engineer. No jetting, ponding, or flooding shall be permitted. No backfill shall be placed against concrete until minimum design strengths are attained.

- **Backfill Drainage:** The wall design shall include waterproofing and weep holes or sub-drains or backdrains, as appropriate, for relieving possible hydrostatic pressures. If on-site soils are utilized for wall backfill, the design shall include a prefabricated drainage blanket (such as

Miradrain 2000, or equivalent). At a minimum, sub-drains shall consist of 4-inch diameter, perforated Schedule 40, PVC pipe or equivalent, embedded in approximately 3 cubic feet per lineal foot of ¾-inch (maximum) rock, or approved alternate. This permeable material shall be enveloped in Geofabric consisting of Mirafi 140 or equivalent. The pipe and trench bottom shall be sloped at a gradient of 2+ percent to a suitable discharge outlet. Sub-drains placed behind retaining walls shall be approved by the Project Geotechnical Engineer prior to backfill placement.

GEO-18 **Soil Corrosion.** The previous geotechnical consultants, Pacific Soils Engineering, Inc., performed preliminary testing and indicated that the site soils are corrosive to metals. Therefore, representative finished grade samples shall be tested for corrosion suites (sulfate, chloride, pH and resistivity) upon completion of grading. It may be necessary to retain a corrosion engineer for consultation.

GEO-19 **Utility Trench Backfill**

- Bedding material shall consist of on-site sandy or imported materials exhibiting a San Equivalent (S.E.) value of 30 or greater.
- The on-site soils are considered suitable for trench backfill, provided they are free of organic materials and oversize rocks.
- Backfill of all exterior and interior trenches shall be placed in thin lifts not exceeding 4 inches and mechanically compacted to achieve a relative compaction of not less than 90% based on ASTM: D1157. Care shall be taken not to damage utility lines.
- Utility trenches shall not be located within the influence of footings. This is defined as a zone located below the footing and a line sloping at an inclination of 1:1 (horizontal to vertical) outward from the outside edge of footings. If utility lines are located within the zone of footings, the backfill shall be compacted to a minimum 95 percent relative compaction or slurry backfilled (minimum 1-1/2 sack cemented sand mix.
- To reduce potential water migration into building subgrade through the granular bedding/shading layer and/trench backfill, utility trenches shall be backfilled with the onsite finer grained materials or sand-cement slurry for minimum 3 feet length at their entry points.
- Trenches in fill soils and alluvial deposits greater than 4 feet in depth shall be shored or sloped back as required by the local regulatory agency, the state of California Division of Industrial Safety Construction Safety Orders, and Federal OSHA requirements.

GEO-20 **Asphalt Concrete Pavement.** Preliminary asphalt concrete pavement sections for the planned streets in the development were developed utilizing the Caltrans method of design and the structural section design guide for California cities and counties. The following recommended pavement sections were computed assuming an “r” value of 30 for site soils compacted as sub-grade material, and assumed traffic indices. The actual “r” value will depend on the soil conditions exposed at the planned street sub-grade elevations. During rough grading, “r” value testing shall be performed on the pavement sub-grade soils to confirm the pavement design basis. Further

analysis and evaluation are necessary if the design traffic index and the sub-grade "r" value are different from those used in Ginter & Associates' analyses.

Traffic Index	Recommended Minimum Pavement Section		
	Asphalt Concrete (inches)	Aggregate Base (inches)	Total (inches)
5.0	3.0	6.0	9.0
6.0	4.0	8.0	12.0
7.0	4.0	10.0	14.0
8.0	5.0	12.0	16.0

Aggregate base shall consist of crushed aggregate base (CAB) or crushed miscellaneous base (CMB) and shall comply with the specifications outlined in the "Standard Specifications for Public Works Construction", ("Green Book"). The base material shall be compacted to minimum 95 percent of the maximum laboratory density, determined in accordance with ASTM: D-1557. The soil sub-grade shall be compacted to minimum 90 percent relative compaction. The subgrade soils shall exhibit a firm and unyielding surface, in addition to the recommended minimum compaction. Final compaction and testing of pavement sub-grade shall be performed just prior to placement of aggregate base.

GEO-21 **Site Drainage.** All roof and surface drainage shall be directed away from structures and their appurtenances and slopes to approved drainage facilities. Ponding of water shall be avoided. For graded soil areas, a minimum gradient of 2 percent away from structures shall be maintained. The drainage patterns designed by the project civil engineer shall be established at the time of fine grading and maintained throughout the life of the structure or, if altered, shall be replaced with a properly designed area drain system. Irrigation activities at the site shall be monitored and controlled to prevent overwatering. Planter areas adjacent to structures shall be avoided. If utilized, such planters shall include measures to contain irrigation water and prevent moisture migration into walls and under foundations and slabs-on-grade.

GEO-22 **Slope Planting, Irrigation And Maintenance.** General guidelines for slope planting, irrigation and maintenance are shown below:

a) Slope planting shall consist of appropriate drought resistant vegetation as recommended by the Landscape Architect. Landscaping of slopes shall be completed as soon as possible and properly maintained.

b) The property owner is responsible for proper irrigation and for maintenance and repair of installed irrigation systems. Leaks shall be repaired immediately. Sprinklers shall be adjusted to provide maximum coverage with a minimum of water usage and overlap. Over-watering with consequent excessive runoff and ground saturation shall be avoided.

c) If automatic sprinkler systems are installed, their use shall be adjusted to account for natural rainfall conditions.

d) All interceptor ditches, drainage terraces, down-drains, and any other drainage devices that have been installed shall be maintained and cleaned.

e) If rodent activity is present, the property owner shall undertake a program for the elimination of burrowing animals. This shall be an ongoing program in order to promote slope stability.

f) Water shall not be allowed to flow over the constructed or natural slopes. This may require the construction of berms or ditches along the top of slopes, if such devices are not in place.

GEO-23 **Additional Investigation.** Additional geologic and geotechnical investigation may be necessary during the 40-scale grading plan review phase to obtain supplemental information relative to the site geologic conditions and engineering properties of onsite materials and to confirm the preliminary recommendations provided herein.

2.8 Greenhouse Gas Emissions

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Generate Greenhouse Gas (GHG) Emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b. Conflict with an applicable plan, policy, or regulation adopted for purposes of reducing the emissions of GHGs?	☐	☐	☐	☒

Environmental Analysis

In order to evaluate the proposed Project's potential to result in significant impacts to the Greenhouse Gas (GHG) emissions, a Project-specific technical study was prepared for the Project by Urban Crossroads, Inc. This report is entitled, "Skyline Heights Air Quality and Greenhouse Gas Assessment" (herein, "AQ/GHG Assessment"), is dated February 14, 2024, and is included as *Technical Appendix C* to this EIR Addendum (UC, 2024). It should be noted that the Project's AQ/GHG Assessment evaluates the Project's potential greenhouse gas (GHG) emissions assuming buildout of the 276 dwelling units accommodated by proposed TTM 36544R1. Although the proposed SHSP would accommodate up to 292 dwelling units, the additional 16 dwelling units could not be constructed on site without City approval of a subsequent revision to TTM 36544. Furthermore, environmental effects associated with development of the Project site with up to 292 dwelling units previously were fully evaluated as part of the SHP EIR. Accordingly, the focus of this subsection is on the current Project's potential impacts due to GHGs in comparison to what was evaluated and disclosed by the SHP EIR based on a reduction in the number of proposed units from 292 units as evaluated by the SHP EIR to 276 units under the proposed Project.

a) Would the Project generate Greenhouse Gas (GHG) Emissions, either directly or indirectly, that may have a significant impact on the environment?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. Based on a threshold of significance determined by the City of Corona, the SHP EIR found that implementation of the SHP would generate GHG emissions such that a less-than-significant impact on the environment would occur. (Corona, 2015, pp. 4.F-16 to 4.F-18)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Provided below is an assessment of the proposed Project's impacts due to GHG emissions, as well as a comparison of the Project's anticipated GHG emissions to the level of GHG emissions presented in the SHP EIR.

Background

Global climate change (GCC) is the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. The majority of scientists believe that the climate shift taking place since the Industrial Revolution is occurring at a quicker rate and magnitude than in the past. Scientific evidence suggests that GCC is the result of increased concentrations of GHGs in the earth's atmosphere, including carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. The majority of scientists believe that this increased rate of climate change is the result of GHGs resulting from human activity and industrialization over the past 200 years. (UC, 2024, p. 26)

An individual project like the proposed Project evaluated herein cannot generate enough GHG emissions to affect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of GHGs combined with the cumulative increase of all other sources of GHGs, which when taken together constitute potential influences on GCC. Because these changes may have serious environmental consequences, the analysis herein will evaluate the potential for the proposed Project to have a significant effect upon the environment as a result of its potential contribution to the greenhouse effect. (UC, 2024, p. 26)

GCC refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO_2, N_2O, CH_4 , hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the earth's atmosphere, but prevent radiative heat from escaping, thus warming the earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages. (UC, 2024, p. 26)

Gases that trap heat in the atmosphere are often referred to as GHGs. GHGs are released into the atmosphere by both natural and anthropogenic activity. Without the natural GHG effect, the earth's average temperature would be approximately 61 degrees Fahrenheit (°F) cooler than it is currently. The cumulative accumulation of these gases in the earth's atmosphere is considered to be the cause for the observed increase in the earth's temperature. (UC, 2024, p. 26)

For the purposes of this analysis, emissions of CO_2, CH_4, and N_2O were evaluated because these gases are the primary contributors to GCC from development projects. Although there are other substances such as fluorinated gases that also contribute to GCC, these fluorinated gases were not evaluated as their sources are not well-defined and do not contain accepted emissions factors or methodology to accurately calculate these gases. (UC, 2024, pp. 26-27)

Threshold of significance for Evaluating Project Impacts due to GHGs

The criteria used to determine the significance of potential Project-related GHG impacts are taken from the Initial Study Checklist in Appendix G of the State CEQA Guidelines (14 CCR of Regulations §§15000, et seq.). Based on these significance criteria, a project would result in a significant impact related to GHG if it would: (UC, 2024, p. 33)

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment? or
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs?

CEQA Guidelines Section 15064.4 recommends that lead agencies quantify GHG emissions of projects and consider several other factors that may be used in the determination of significance of GHG emissions from a project, including the extent to which the project may increase or reduce GHG emissions, whether the project exceeds an applicable significance threshold, and whether the project complies with regulations or requirements adopted to implement a reduction or mitigation of GHGs. (UC, 2024, p. 33)

Section 15064.4 of the CEQA Guidelines does not establish a threshold of significance. Lead agencies have the discretion to establish significance thresholds for their respective jurisdictions, and, in establishing those thresholds, a lead agency may appropriately look to thresholds developed by other public agencies, or suggested by other experts, such as the CAPCOA, as long as any threshold chosen is supported by substantial evidence (see CEQA Guidelines Section 15064.7(c)). The CEQA Guidelines also clarify that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis (see CEQA Guidelines Section 15130(f)). It is noted that the CEQA Guidelines were amended in response to SB 97. In particular, the CEQA Guidelines were amended to specify that compliance with a GHG emissions reduction plan renders a cumulative impact less than significant. (UC, 2024, p. 33)

Per CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements that would avoid or substantially lessen the cumulative problem within the geographic area of the project. To qualify, such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. Examples of such programs include a "water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plans [and] plans or regulations for the reduction of GHG emissions." In summary, CEQA Guidelines Section 15064(h)(3) allows the lead agency to make a finding of less than

significant for GHG emissions if a project complies with adopted programs, plans, policies, and/or other regulatory schemes to reduce GHG emissions. (UC, 2024, pp. 33-34)

In the absence of any applicable adopted numeric threshold, the significance of the Project's GHG emissions is evaluated consistent with CEQA Guidelines Section 15064.4(b) by considering whether the Project is consistent with applicable regulations or requirements adopted to implement a Statewide, regional, or local plan for the reduction or mitigation of GHG emission. The analysis presented herein also considers consistency with regulations or requirements adopted by the AB 32 Scoping Plan and subsequent updates, and the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). (UC, 2024, p. 34)

For informational purposes, the analysis provided herein also provides calculations of the amount of GHG emissions that would be attributable to the Project using CalEEMod. The primary purpose of quantifying the Project's GHG emissions is to satisfy State CEQA Guidelines 15064.4(a), which calls for a good-faith effort to describe and calculate emissions. The estimated emissions inventory also is used to determine if there would be a reduction in the Project's incremental contribution of GHG emissions because of compliance with regulations and requirements adopted to implement plans for the reduction or mitigation of GHG emissions. (UC, 2024, p. 34)

City of Corona Climate Action Plan Update (CAP Update)

In June 2020, the City of Corona adopted the 2019 Climate Action Plan Update (herein, "CAP Update"), which includes an interim goal of reducing GHG emission to 49% below 2008 levels by the year 2030 and a longer-term GHG reduction goal of 66% below 2008 levels by 2040. The interim and longer-term goals put the City on a path toward the state's long-term goal to reduce emissions 80% below 1990 levels by 2050. The 2019 CAP Update establishes goals and policies that encourage energy efficiency, water conservation, alternative transportation, solid waste reduction, and clean energy. Pursuant to Section 15183.5(b) of the CEQA Guidelines, "…a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program." Thus, projects that are consistent with a qualified plan for the reduction of GHG emissions (such as the City of Corona CAP Update) may be relied upon in concluding that a project's cumulatively-considerable impacts due to GHG emissions would be less than significant. (UC, 2024, p. 31)

Pursuant to the requirements of the City's CAP Update, which was not in effect at the time the SHP EIR was certified, development projects are required to implement Screening Table Measures providing for a minimum of 100 points per the City's CAP Update Screening Tables. For projects within the City of Corona, projects that achieve a total of 100 points or more pursuant to the CAP Update Screening Table are considered to have a less-than-significant individual and cumulatively-considerable impact due GHG emissions, in conformance with Section 15183.5(b) of the CEQA Guidelines. (UC, 2024, p. 31)

Project Impacts due to GHGs

GHG Emissions Modeling

The Project's GHG emissions have been calculated with the California Emissions Estimator Model (CalEEMod) model (version 2022.1.1.21) based on the construction and operational parameters. The purpose of this model is to calculate construction-source and operational-source criteria pollutant (VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$)

from direct and indirect sources; and quantify applicable air quality emissions reductions achieved from mitigation measures (UC, 2024, p. 9).

Approved Project GHG Emissions

The Approved Project as evaluated in the SHP EIR assumed the development of 292 single family residential dwelling units. However, the GHG analysis included in the SHP EIR relied on the 2013.2.2 version of CalEEMod. Since preparation of the SHP EIR's analysis of impacts due to GHGs, CAPCOA has released several updates to CalEEMod. As the emission factors included in the CalEEMod program have changed over time, an updated calculation of the Approved Project's GHG emissions has been conducted using the 2022.1.1.21 version of CalEEMod, which uses more updated information and ultimately is more accurate. As shown in Table 24, *Approved Project Updated GHG Emissions*, and based on the 292 dwelling units previously proposed as part of the Approved Project, the Approved Project would result in annual GHG emissions of approximately 6,194.41 Metric Tons of Carbon Dioxide Equivalent ($MTCO_2e$). It should be noted that the SHP EIR disclosed that the Approved Project would result in approximately 4,689.07 $MTCO_2e$ per year, again based on the older and now outdated version of CalEEMod. The difference between the values disclosed by the SHP EIR and the Project's AQ/GHG Assessment likely are due to updates to CalEEMod, which over time has resulted in increased emissions factors for certain air quality pollutant sources. (UC, 2024, p. 32)

Table 24 Approved Project Updated GHG Emissions

Source	Emission (metric tons per year)				
	CO_2	CH_4	N_2O	Refrigerants	Total CO_2e
Annual construction-related emissions amortized over 30 years	170.90	6.35E-03	3.09E-03	3.62E-02	172.01
Mobile Source	4,720.36	0.18	0.22	6.20	4,795.47
Area Source	74.74	0.00	0.00	0.00	74.83
Energy Source	979.25	0.09	0.01	0.00	983.28
Water	71.70	0.39	0.01	0.00	84.49
Waste	23.93	2.39	0.00	0.00	83.73
Refrigerants	0.00	0.00	0.00	0.60	0.60
Total CO_2e (All Sources)	**6,194.41 $MTCO_2e$/year**				

(UC, 2024, Table 13)

Proposed Project GHG Emissions

Based on the 276 single-family dwelling units proposed as part of TTM 36544R1, Table 25, *Total Project GHG Emissions*, shows the Project's estimated annual GHG emissions. As shown, the proposed Project evaluated herein is anticipated to result in annual GHG emissions of 5,843.33 $MTCO_2e$ per year.

Analysis of Project Impacts due to GHG Emissions

Comparing Table 24 with Table 25 shows that the proposed Project would result in a net reduction in GHG emissions as compared to the project evaluated in the SHP EIR by approximately 360.08 $MTCO_2e$/year as compared to the Approved Project evaluated by the SHP EIR, as shown in Table 26, *Project GHG Emissions Compared to SHP EIR GHG* Emissions.

Table 25 Total Project GHG Emissions

Source	Emission (metric tons per year)				
	CO_2	CH_4	N_2O	Refrigerants	Total CO_2e
Annual construction-related emissions amortized over 30 years	170.90	6.35E-03	3.09E-03	3.62E-02	172.01
Mobile Source	4,432.11	0.17	0.20	5.82	4,502.63
Area Source	70.65	0.00	0.00	0.00	70.73
Energy Source	925.59	0.08	0.01	0.00	929.40
Water Source	67.77	0.37	0.01	0.00	79.86
Waste Source	22.62	2.26	0.00	0.00	79.13
Refrigeration	0.00	0.00	0.00	0.57	0.57
Total CO_2e (All Sources)	**5,834.33 $MTCO_2e$/year**				

(UC, 2024, Table 14)

Table 26 Project GHG Emissions Compared to SHP EIR GHG Emissions

Emission Source	Total CO_2e
Proposed Project	5,834.33
Approved Project	6,194.41
Net Emissions (Proposed – Approved)	**-360.08 $MTCO_2e$/year**

(UC, 2024, Table 15)

The SHP EIR concluded that the Approved Project would result in a 26.7% reduction in GHG emissions as compared to a Business As Usual (BAU) project, which was below the identified threshold of significance of a reduction of 21.7% as compared to BAU. Given that the proposed Project's GHG emissions would be approximately 5.8% less than the GHG emissions associated with the Approved Project, it can be concluded that the proposed Project also would be well below the threshold of significance identified by the SHP EIR. On this basis, and consistent with the finding reached by the SHP EIR, Project impacts due to GHGs would be less than significant.

Although it can be concluded that the Project's GHG impacts would be less than significant (consistent with the conclusion reached by the SHP EIR), the City's CAP Update was approved subsequent to certification of the SHP EIR, and as a result, all discretionary development projects are now required to comply with the CAP Update. Compliance with the CAP Update can be determined through the CAP Update Screening Table. As noted above, projects that achieve a minimum of 100 points pursuant to the Screening Table are considered to have a less-than-significant impact due to GHG emissions. A list of feasible measures from the CAP Update Screening Table is presented in Attachment C to the Project's AQ/GHG Assessment (*Technical Appendix C*), and demonstrates that the proposed Project would be able to achieve the required 100 points per the CAP Update Screening Table. Although the Project's impacts due to GHG emissions would be less than significant and below the level of emissions associated with the Approved Project, new Mitigation Measure GHG-1 has been identified as part of this Addendum No. 1 to the SHP EIR to ensure that future building permit applications demonstrate that the proposed Project has achieved the minimum required 100 points pursuant to the CAP Update Screening Table. It should be noted that new Mitigation Measure GHG-1 merely is being identified to ensure compliance with the City's CAP Update, and is not being imposed due to any new or increased environmental impacts due to GHGs. Implementation of the required mitigation would further ensure that the proposed Project's impacts due to GHG

emissions would be less than significant and would remain below the level of emissions that would be associated with the Approved Project.

Conclusion

As demonstrated in the preceding analysis, the proposed Project would result in an overall reduction in GHG emissions as compared to the Approved Project. Given that the SHP EIR determined that the Approved Project's impacts due to GHG emissions would be less than significant, and because the Project's level of GHG emissions would be approximately 5.8% lower than the GHG emissions associated with the Approved Project, it can be concluded that the proposed Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and impacts would be less than significant. Project impacts due to GHGs further would be reduced with implementation of new Mitigation Measure GHG-1. It also bears noting that the proposed Project will be required to comply with more stringent emissions regulations and standards than existed at the time of the certification of the SHP EIR and approval of the Approved Project, further reducing its GHG emissions when compared to the impacts already analyzed in the SHP EIR. Accordingly, and based on the preceding analysis, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project conflict with an applicable plan, policy, or regulation adopted for purposes of reducing the emissions of GHGs?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and therefore concluded that the SHP project would result in a less-than-significant impact. (Corona, 2015, pp. 4.F-18 to 4.F-19)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Pursuant to Section 15604.4 of the CEQA Guidelines, a lead agency may rely on qualitative analysis or performance-based standards to determine the significance of impacts from GHG emissions. The applicable plans, policies, or regulations that are relevant to the Project include the California Air Resources Board (CARB) 2022 Scoping Plan, Senate Bill 32 (SB 32) and the City's CAP Update. As such, the Project's consistency with the CARB 2022 Scoping Plan and the City's CAP Update is evaluated in the following discussion. It should be noted that the Project's consistency with the SB 32 (as identified through compliance with the 2022 Scoping Plan) also satisfies consistency with AB 32 since the 2022 Scoping Plan is based on the overall targets established by Assembly Bill 32 (AB 32).

Project Consistency with City of Corona CAP Update

The purpose of the City of Corona CAP Update is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the City of Corona. To address the State's requirement to reduce GHG emissions, the City of Corona prepared its CAP Update to identify new GHG reduction targets that are consistent with the State policies in order to meet the requirements of SB 32. The State recommends a 49% reduction below "existing" 2008 levels by 2030, and an 83% reduction below 2008 levels by 2050. To achieve reductions consistent with the State's long-term emissions reduction goals, the CAP Update demonstrates that the City of Corona would reduce its GHG emissions from the 2030 BAU levels to 780,327 $MTCO_2e$, which the CAP Update notes would exceed the 49 percent below 2008 levels reduction target of 890,378

$MTCO_2e$ for 2030. The CAP Update also demonstrates that the City of Corona would further reduce GHG emissions in the City of Corona from the 2040 BAU level to 593,585 $MTCO_2e$ by 2040, which would achieve the required 66 reduction below 2008 levels by 2040, which is an interim target established to assist the City in meeting its 2050 mandate to achieve an 83% reduction below 2008 levels by 2050. (Corona, 2019, Tables ES-2 and 10)

At the time the SHP EIR was certified, the City's CAP Update was not in effect. In order to ensure the proposed Project fully complies with the CAP Update, new Mitigation Measure GHG-1 has been identified, requiring the proposed Project to achieve a minimum of 100 points pursuant to the CAP Update Screening Table. With implementation of new Mitigation Measure GHG-1, the proposed Project would be fully consistent with the City's CAP Update, and impacts due to a conflict with the CAP Update would be less than significant.

Project Consistency with SB 32/CARB 2022 Scoping Plan

The CARB Final 2022 Scoping Plan Update identifies the State's progress towards the statutory 2030 target, while providing a path towards carbon neutrality and the reduction of greenhouse gas emissions by 85% below 1990 levels by 2045. Recent studies show that the State's existing and proposed regulatory framework will allow the State to reduce its GHG emissions level to 40% below 1990 levels by 2030. As discussed above, the Project would be consistent with the City of Corona CAP Update with implementation of new Mitigation Measure GHG-1, which in turn would ensure that the proposed Project is consistent with the CARB Final 2022 Scoping Plan Update. In addition, the Project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan. Some of the current transportation sector policies the Project would comply with (through vehicle manufacturer compliance) include: Advanced Clean Cars II, Advanced Clean Trucks, and the Low Carbon Fuel Standard. As such, the Project would not be inconsistent with the 2022 Scoping Plan, and impacts would be less than significant.

Project Consistency with General Plan Policies Related to GHGs

As indicated below in Table 27, *Project Consistency with General Plan Policies Related to Greenhouse Gas Emissions*, the proposed Project would be consistent with or otherwise would not conflict with applicable goals and policies related to GHGs. As such, Project impacts due to a conflict with the General Plan's GHG goals and policies would be less than significant.

Table 27 Project Consistency with General Plan Policies Related to Greenhouse Gas Emissions

Goal/Policy	Project Consistency
Goal ER-13: Reduce greenhouse gas (GHG) emissions from City operations and community-wide sources 15% below 2008 levels by 2020, 49% below 2008 levels by 2030, and 66% below 2008 levels by 2040.	Consistent. The analysis presented in the SHP EIR demonstrated that the Approved Project would meet or otherwise would assist the City in meeting the City's GHG reduction targets of 15% below 2008 levels by 2020, 49% below 2008 levels by 2030, and 66% below 2008 levels by 2040. The analysis presented herein demonstrates that the proposed Project would generate approximately 5.8% fewer annual GHG emissions as compared to the Approved Project; thus, the proposed Project would be consistent with this Goal.,
Policy ER-13.1: Maintain and periodically update a	Not Applicable. Policy ER-13.1 provides direction to City

Goal/Policy	Project Consistency
comprehensive Climate Action Plan that detail the City's strategies to reduce GHG emissions and to ensure ongoing and sustained reduction of GHG emissions from all sectors to meet 2020, 2030, and 2040 reduction targets.	staff and decision makers and is unrelated to the proposed Project.
Policy ER-13.2: Encourage the maximum feasible energy efficiency in site design, building orientation, landscaping, and utilities/infrastructure for all development and redevelopment projects (residential, commercial, industrial, and public agency) to support GHG emissions reductions.	Not Applicable. Policy ER-13.2 provides direction to City staff and decision makers and is unrelated to the proposed Project. Notwithstanding, the Project has been designed to maximize energy efficiency through site design, and the Project's GHG emissions would be less than significant and would further be reduced with mandatory compliance with new Mitigation Measure GHG-1.
Policy ER-13.3: Evaluate opportunities to reduce energy use and the urban heat island effect through site and building design, materials, and landscaping, such as reflective roofs or pavement, vegetated roofs, pervious pavement, shade trees, and revegetation of paved areas.	Not Applicable. Policy ER-13.3 provides direction to City staff and decision makers and is unrelated to the proposed Project. Notwithstanding, as a proposed medium-density residential community that would be developed in accordance with all current applicable building codes and requirements, including the 2022 version of Title 24 regulations, the Project's level of energy consumption would be less than significant.
Policy ER-13.4 Support the increase of clean energy supply to existing and new development and municipal facilities through means to include, but not be limited to onsite or other local renewable energy sources for new and existing buildings and infrastructure.	Consistent. Although Policy ER-13.4 provides direction to City staff and decision makers, the provision of solar panels on the rooftops of the proposed residential structures would be required pursuant to the 2022 CalGreen requirements.
Policy ER-13.5: Increase use of clean fuel and electric vehicles in the city through the support of the installation of electric vehicle infrastructure; explore opportunities to incentivize and/or facilitate installation of electric vehicle charging stations at convenient locations in Corona.	Not Applicable. Policy ER-13.5 provides direction to City staff and decision makers to promote the use of clean and electric vehicles, and is unrelated to the proposed Project.
Policy ER-13.6: Reduce solid waste sent to the landfills and associated community-wide GHG emissions by ensuring all properties have access to curbside solid waste, recycled materials, and green/organic waste programs; target special programs for construction debris, household hazardous waste, etc.	Consistent. All of the Project's proposed residential uses would be served by curbside waste collection and recycling systems.
Policy ER-13.7: Support a wide variety of transportation related measures (e.g., active transportation, increased bus and rail transit, transportation system and demand management, etc.) as articulated in the Circulation Element to reduce the number of vehicle miles traveled in Corona.	Not Applicable. Policy ER-13.7 provides direction to City staff and decision makers to promote alternative forms of transportation and to implement the policies of the General Plan Circulation Element and is unrelated to the proposed Project.

Conclusion

As indicated in the preceding analysis, the proposed Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of the greenhouse gases. Impacts due to GHG emissions would be less than significant. Therefore, implementation of the Project would not result in any new

impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

Mitigation Measures

The following new mitigation measure shall apply in order to ensure the proposed Project is consistent with the City's CAP Update requirement to achieve a minimum of 100 points pursuant to the CAP Update Screening Table. It should be noted that new Mitigation Measure GHG-1 was incorporated in order to ensure Project consistency with the City's CAP Update and is not intended to address any new or more severe impacts due to GHGs as compared to what was evaluated and disclosed by the SHP EIR. The mitigation measure reflects more stringent requirements for mitigation as compared to the mitigation measures identified by the SHP EIR, would serve to further reduce the Project's GHG levels of GHG emissions, and would ensure the Project assists the City in achieving its State-mandated GHG reductions by 2050.

GHG-1 **Climate Action Plan Update Compliance.** Prior to issuance of building permits, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix C to the City of Corona 2019 Climate Action Plan (CAP) Update. The conceptual measures anticipated for the Project are listed in Attachment C of the Project's Air Quality and Greenhouse Gas Assessment (AQ/GHG Assessment), which is appended to this EIR Addendum as *Technical Appendix C*. The conceptual measures may be replaced with other measures as listed in the CAP Screening Tables (Appendix C to the CAP Update), as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix C to the City of Corona CAP Update.

2.9 Hazards and Hazardous Materials

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f. For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g. Conflict with an applicable plan, policy, or regulation adopted for purposes of avoiding or mitigating any physical impacts associated with hazards or hazardous materials (i.e., impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan)?	☐	☐	☐	☒
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Environmental Analysis

a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would result in the development of the currently largely undeveloped site with 292 residences, roads, landscaping, and detention basins, which would result in an increase in the use, storage, transport, and disposal of hazardous materials. During construction, the SHP EIR found that hazardous materials, such as gasoline and oil, would be used. During occupancy, the SHP EIR found that the residences household hazardous materials, such as pesticides, cleaners, paints, and pool supplies would be used and stored on site. However, the SHP EIR concluded

that compliance with applicable regulations would reduce potential significant impacts regarding hazardous materials to a less-than-significant level. (Corona, 2015, pp. 4.G-11 to 4.G-12)

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. Consistent with the project evaluated in the SHP EIR, the proposed Project has the potential to result in significant hazards to the public or the environment associated with hazardous materials due to existing site conditions and during both construction and long-term operation. Each is discussed below.

Existing Site Conditions

A Phase I Environmental Assessment (ESA) previously was prepared for the SHP by Hillman Consulting in 2013 and was referenced in the SHP EIR. The Phase I ESA from the Approved Project found that the SHP site was not located on a site that is included the list of hazardous materials sites (Cortese List) compiled pursuant to Government Code Section 65962.5. Consistent with the conditions that existed at the time the SHP EIR was certified, the SHP property is vacant and undeveloped and contains no existing structures. Additionally, based on an updated review of Cortese List data resources available from the California Department of Toxic Substances Control (DTSC), none of the parcels that comprise the Project site are included on a list of hazardous materials sites. Based on these findings, there are no conditions associated with the Project site's existing condition or surroundings that would create a significant hazard to the public or the environment through the routine transport, use, disposal, or accidental release of hazardous materials. Accordingly, no impact would occur associated with the Project site's existing conditions. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR. (DTSC, n.d.)

Construction Activities

Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the Project site during construction of the Project. This heavy equipment likely would be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which are considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be used on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the Environmental Protection Agency (EPA) and DTSC, as well as the Santa Ana Regional Water Quality Control Board (RWQCB) pertaining to water quality. With mandatory compliance with applicable hazardous materials regulations, the Project would not create significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. A less-than-significant impact would occur. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

Operation

The Project would entail the future development of 276 homes, private parks, public parks, pump stations/water tanks, and open space. None of the proposed uses (residential, recreational, and open space) are associated with the transport, use, or disposal of significant quantities of hazardous materials. Household and other goods used by residential homes and retail uses that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such household goods. Residents and employees are required to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. Also, as of February 2006, fluorescent lamps, batteries, and mercury thermostats can no longer be disposed in the trash. Furthermore, the transport, use, and disposal of hazardous materials are fully regulated by the EPA, State, and/or the County of Riverside. With mandatory regulatory compliance, and consistent with the conclusion reached by the SHP EIR, potential hazardous materials impacts associated with the residential, recreational, public facility, and open space uses associated with long-term operation of the Project would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Skyline Heights Project EIR Findings: **No Impact**. The SHP EIR found that the SHP site is located further than one-quarter mile from an existing or proposed school. The SHP EIR noted that while the SHP project would result in the development of 292 single-family residences and while hazardous materials are used in homes, the quantities generally are small. Therefore, the SHP EIR concluded that the SHP would not result in the handling or emissions of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and no significant impact would occur. (Corona, 2015, p. 4.G-12)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Consistent with the findings of the Approved Project, the site is located more than one-quarter mile away from any existing or proposed schools, with the nearest school (John Adams Elementary School) located approximately 0.5-mile from the SHP site. Furthermore, as described above under the analysis for Thresholds a) and b), the use of and transport of hazardous substances or materials to and from the Project site during construction and long-term operational activities would be required to comply with applicable federal, State, and local regulations that would preclude substantial public safety hazards. Accordingly, there would be no potential for existing or proposed schools located within one-quarter mile of the Project site to be exposed to substantial safety hazards associated with emission, handling, or the routine transport of hazardous substances or materials to-and-from the Project site, and impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

d) Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Skyline Heights Project EIR Findings: **No Impact**. The SHP EIR found that the SHP site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and concluded that the SHP

project would not create a significant hazard to the public or the environment, resulting in no impact. (Corona, 2015, p. 4.G-12)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** As noted under the analysis of Thresholds a) and b), a Phase I Environmental Assessment (ESA) previously was prepared for the SHP by Hillman Consulting in 2013 and was referenced in the SHP EIR. The Phase I ESA from the Approved Project found that the SHP site was not located on a site that is included the list of hazardous materials sites (Cortese List) compiled pursuant to Government Code Section 65962.5. Consistent with the conditions that existed at the time the SHP EIR was certified, the SHP property is vacant and undeveloped and contains no existing structures. Additionally, based on an updated review of Cortese List data resources available from the California Department of Toxic Substances Control (DTSC), none of the parcels that comprise the Project site are included on a list of hazardous materials sites. Based on these findings, there are no conditions associated with the Project site's existing condition or surroundings that would create a significant hazard to the public or the environment through the routine transport, use, disposal, or accidental release of hazardous materials. Accordingly, no impact would occur associated with the Project site's existing conditions. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR. (DTSC, n.d.)

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the project area?

f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Skyline Heights Project EIR Findings: **No Impact**. The SHP EIR found that the SHP site is located approximately three miles south of the Corona Municipal Airport and no private airstrips are located within the vicinity of the SHP site. Therefore, the SHP EIR concluded that the SHP project would not result in a safety hazard for people living in the subdivision as a result of a public airport or private airstrip. (Corona, 2015, p. 4.G-13)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Consistent with the findings of the SHP EIR, the Project site is situated approximately 3.0 miles south of the nearest runways at the Corona Municipal Airport, which is the closest airport to the Project site (Google Earth, 2024). According to Map CO-1 of the Riverside Airport Land Use Commission (ALUC) Compatibility Plan for the Corona Municipal Airport, the Airport Influence Area (AIA) and compatibility zones for the Corona Municipal Airport do not extend south of State Route 91 (SR-91). The compatibility zones identified by the Compatibility Plan encompass all lands surrounding the Corona Municipal Airport that have the potential to affect or be affected by airport operations. Therefore, the proposed Project would not be subject to airport-related hazards associated with the Corona Municipal Airport. Additionally, due to the distance between the Project site and the Corona Municipal Airport, the Project would not result in a safety hazard for people residing or working in the Project area. Accordingly, impacts due to public airport-related hazards would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR. (Riverside County ALUC, 1993)

g) Would the Project conflict with an applicable plan, policy, or regulation adopted for purposes of avoiding or mitigating any physical impacts associated with hazards or hazardous materials (i.e., impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan)?

Skyline Heights Project EIR Findings: **No Impact**. The SHP EIR found that the SHP project would not conflict with an applicable plan, policy, or regulation associated with hazards or hazardous materials, and further found that the proposed residential subdivision would not interfere with an adopted emergency response plan. The SHP EIR concluded that the SHP project would be consistent with the applicable General Plan policy, and no significant impacts would occur. (Corona, 2015, pp. 4.G-13 to 4.G-15)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The City of Corona's Draft 2023-2028 Local Hazard Mitigation Plan (LHMP) outlines the City's response to emergencies caused by natural disasters, human events, or technological incidents. This plan includes specific responsibilities and functions for each department, tailored to various disaster scenarios. However, and consistent with the findings of the SHP EIR, the proposed Project would consist of a residential development that is not associated with the use, storage, transport, or disposal of hazardous materials. In the event of a natural disaster, the City would respond appropriately based on the methods and procedures outlined by the LHMP. However, based on a review of the City's LHMP, there are no components of the proposed Project that have the potential to obstruct or interfere with implementation of the City's LHMP. As discussed in further detail below under the discussion and analysis of Threshold h), the proposed Project would be subject to compliance with SHP EIR Mitigation Measure PS-1, which has been revised as part of this Addendum No. 1 to incorporate the recommendations of the Project's Fire Protection Plan (FPP). With implementation of the revised Mitigation Measure PS-1, the proposed Project would not conflict with any applicable provisions of the LHMP. Accordingly, impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

In addition, Table 28, *Project Consistency with General Plan Policies Related to Hazards and Hazardous Materials*, provides an analysis of the Project's consistency with the Corona General Plan goals and policies related to hazards and hazardous materials (including airport-related hazards). As indicated in Table 28, the proposed Project would be consistent with or otherwise would not conflict with the General Plan goals policies related to hazards and hazardous materials. As such, Project impacts due to a conflict with the General Plan's goals and policies related to hazards and hazardous materials would be less than significant.

Based on the foregoing analysis, the Project would not conflict with any relevant plans, policies, or regulations related to hazards or hazardous materials, nor would it interfere with an adopted emergency response plan. Impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

Table 28 Project Consistency with General Plan Policies Related to Hazards and Hazardous Materials

Goal/Policy	Project Consistency
Goal PS-3: Ensure that the health, safety, and general welfare of residents and visitors of the City of Corona,	Consistent. The proposed Project would be consistent with or otherwise would not conflict with the City of Corona

Goal/Policy	Project Consistency
including the overall health of the natural environment, is provided through good land use planning and strict adherence and enforcement of the City of Corona Hazardous Material Area Plan, Local Hazard Mitigation Plan, California Fire Code, Certified Unified Program Agency, and other pertinent sources and documents.	Hazardous Material Area Plan, Local Hazard Mitigation Plan, California Fire Code, Certified Unified Program Agency, and other pertinent sources and documents.
Policy PS-3.1: Enforce federal and state regulations and local ordinances in accordance with Certified Unified Program Agency requirements that require all users, producers and transporters of hazardous materials and waste to clearly identify materials that they store, use or transport, and make available emergency response plans, emergency release reports, hazardous material inventory reports, and toxic chemical release reports to reduce the risk from natural or other hazards and effectively protect the community.	Not Applicable. Policy PS-3.1 provides direction to City staff and decision makers, and is unrelated to the proposed Project, which does not include any uses associated with the use or transport of hazardous materials.
Policy PS-3.2: Require projects to comply with applicable land use regulation, building and fire codes, and local ordinances; determine the need for buffer zones/setbacks, building modifications, site design, operational changes, or other measures to minimize risk from hazardous materials.	Consistent. The proposed Project would comply with all applicable land use regulation, building and fire codes, and local ordinances, and the City of Corona has reviewed the Project's proposed plans to ensure the plans accommodate appropriate buffer zones/setbacks and site design in order to minimize risk from hazardous materials.
Policy PS-3.3: Review and update the City of Corona's Hazardous Material Area Plan every three years as required by the Health and Safety Code Chapter 6.95 and implement policies contained therein. Ensure newly developed and annexed areas of the City are included in the Plan and that the area plan policies are coordinated with those of adjacent municipalities.	Not Applicable. Policy PS-3.3 provides direction to City staff and decision makers to update its Hazardous Materials Plan, and is unrelated to the proposed Project.
Policy PS-3.4: Utilize local enforcement powers for land use regulation, code enforcement, and nuisance abatement to address the use and/or discharge of hazardous material to the air, ground, wastewater collection and storm drain systems, groundwater, or surface water bodies.	Not Applicable. Policy PS-3.4 provides direction to City staff and decision makers to utilize local enforcement powers for land use regulation, code enforcement, and nuisance abatement, and is unrelated to the proposed Project.
Policy PS-3.5: Actively work with federal, state, county, and responsible entities to ensure proper cleanup activities are undertaken in as a timely manner as possible and are effectively managed to clean up contaminated sites so as to protect the public's health and safety.	Not Applicable. Policy PS-3.5 provides direction to City staff and decision makers to work with federal, state, county, and responsible entities to ensure proper cleanup activities are undertaken in as a timely manner, and is unrelated to the proposed Project.
Policy PS-3.6: Continue to promote the safe disposal of hazardous and toxic substances that are used in private households through the support of the hazardous materials collection efforts and address the long-term need for a local facility working with the County.	Not Applicable. Policy PS-3.6 provides direction to City staff and decision makers to promote the safe disposal of hazardous and toxic substances, and is unrelated to the proposed Project.
Policy PS-3.7: Coordinate hazardous material planning and appropriate response efforts with other City departments,	Not Applicable. Policy PS-3.7 provides direction to City staff and decision makers to coordinate hazardous material

Goal/Policy	Project Consistency
as well as local, county, and state agencies to maintain readiness to mitigate local impacts resulting from hazardous material-induced emergencies.	planning with other departments and agencies, and is unrelated to the proposed Project.
Policy PS-3.8: Require property owners of contaminated sites to develop and implement, at their own expense, a site remediation plan to the satisfaction of the Riverside County and the California Department of Toxic Substances Control.	Not Applicable. Policy PS-3.8 provides direction to City staff and decision makers and addresses contaminated sites. Given that the Project site does not contain any hazardous materials under existing conditions, Policy PS-3.8 is not applicable to the proposed Project.
Policy PS-3.9: Minimize the potential risk of contamination to surface water and groundwater resources and implement restoration efforts to resources adversely impacted by past urban and rural land use activities.	Not Applicable. Policy PS-3.9 provides direction to City staff and decision makers and relates to impacts from past urban and rural land use activities, and is unrelated to the proposed Project.
Goal PS-4: Implement land use restrictions and review procedures that encourage adequate protection of the community, its residents, and business from airport land use and flight-related hazards.	Not Applicable. Goal PS-4 provides direction to City staff and decision makers to implement land use restrictions and review procedures related to airport-related hazards. As the Project is located well outside of the AIA for the Corona Municipal Airport, Goal PS-4 is not applicable to the proposed Project.
Policy PS-4.1: Protect flight paths from encroachment due to proposed development projects or redevelopment in Corona by using the Riverside County ALUCP and Corona Airport Master Plan to evaluate the consistency of proposed land uses and development projects.	Consistent. The Project site is located 3.0 miles south of the nearest runway at the Corona Municipal Airport, and the Project site is not located within or in close proximity to the AIA and compatibility zones for the Corona Municipal Airport. As such, the proposed Project would not encroach into any protected flight paths and the Project would be fully consistent with the ALUC's Compatibility Plan for the Corona Municipal Airport.
Policy PS-4.2: Regulate building heights, land use intensities, and occupancies beneath airport approaches and departure paths consistent with the Riverside County ALUCP, the Corona Municipal Airport Master Plan, and all other applicable State and Federal regulations.	Not Applicable. Policy PS-3.9 provides direction to City staff and decision makers and relates to impacts from past urban and rural land use activities, and is unrelated to the proposed Project.
Policy PS-4.3: Ensure that review by the Riverside County Airport Land Use Commission for projects within the airport influence area occurs within the early stages of the development review process by the City and prior to project approval by the City.	Not Applicable. The Project site is located outside of the AIA for the Corona Municipal Airport; thus, review by the ALUC would not be required and as such, Policy PS-4.3 is not applicable to the proposed Project.
Policy PS-4.4: Periodically review the Corona Municipal Airport Master Plan to update operational and safety procedures, reflect State and Federal mandates, improve the use of airport property, and recommend land use capability standards for land surrounding the airport.	Not Applicable. Policy PS-4.4 provides direction to City staff and decision makers to update operational and safety procedures, improve the use of airport property, and recommend land use capability standards, and is unrelated to the proposed Project.
Policy PS-4.5: Submit proposed projects to the ALUC for review if new development (including buildings, antennas, other structures) has a height exceeding: • 35 feet in Compatibility Zone B1, B2, or a Height Review Overlay Zone	Not Applicable. The Project site is not located within any of the compatibility zones for the Corona Municipal Airport, and the Project does not include any buildings larger than 200 feet in height; thus, Policy PS 4.5 is not applicable to the proposed Project.

Goal/Policy	Project Consistency
• 70 feet within Compatibility Zone C • 150 feet within Compatibility Zone D or E • 200 feet or taller regardless of their location	
Policy PS-4.6: Periodically monitor the potential for wildlife hazards to the flights and operations of the Corona Municipal Airport emanating from the Prado Basin, retention basins, golf courses, Santa Ana River, or other areas. Comply with federal wildfire strike hazards regulations if hazard exists.	Not Applicable. Policy PS-4.6 provides direction to City staff and decision makers to monitor the potential for wildlife hazards to the flights and operations of the Corona Municipal Airport and adjust regulations as necessary, and is unrelated to the proposed Project.
Policy PS-4.7: Periodically consult with the Riverside County Airport Land Use Commission in matters affecting the operation of the Corona Municipal Airport and in regard to proposed development within the Influence Area that affect the safety and operations of the airport.	Not Applicable. Policy PS-4.7 provides direction to City staff and decision makers to consult with the ALUC in regard to land use decisions within the AIA, while the Project site is not located within the AIA for any airport; thus, Policy PS-4.7 is not applicable to the proposed Project.
Goal PS-11: Effective emergency response to disasters that limits the loss of life, curtails property damage and social dislocation, enhances emergency preparedness through community education and self-help programs, and minimizes damages and injuries.	Not Applicable. Goal PS-11 provides direction to City staff and decision makers to conduct effective emergency response to disasters, and is unrelated to the proposed Project.
Policy PS-11.1: Adhere to the Standard Emergency Management System (SEMS) and the National Incident Management System (NIMS) to coordinate effective response to emergencies and disasters.	Not Applicable. Policy PS-11.1 provides direction to City staff and decision makers to adhere to the SEMS and NIMS to coordinate effective response to emergencies and disasters, and is unrelated to the proposed Project.
Policy PS-11.2: Maintain emergency and hazard mitigation plans; update and define roles of city departments and other partnering agencies in the event of an emergency or disaster, ensuring interagency coordination and collaboration with the Operational Area (SEMS).	Not Applicable. Policy PS-11.2 provides direction to City staff and decision makers to maintain and update emergency and hazard mitigation plans and interagency coordination, and is unrelated to the proposed Project.
Policy PS-11.3: Conduct periodic emergency management exercises with city personnel and nearby jurisdictions to remain prepared for situations requiring multi-jurisdictional coordinated response.	Not Applicable. Policy PS-11.3 provides direction to City staff and decision makers to conduct periodic emergency management exercises, and is unrelated to the proposed Project.
Policy PS-11.4: Maintain Structure Protection Plans and other pre-planning activities and plans to remain prepared for emergencies throughout the community.	Not Applicable. Policy PS-11.4 provides direction to City staff and decision makers to maintain Structure Protection Plans and other pre-planning activities and plans, and is unrelated to the proposed Project.
Policy PS-11.5: Ensure that the Emergency Operations Plan and Standard Operating Procedures provide for efficient and orderly notification and evacuation on a citywide basis. Ensure they address accessibility issues and mass notification capabilities utilizing our city, county, state, and federal communication systems.	Not Applicable. Policy PS-11.5 provides direction to City staff and decision makers to ensure the Emergency Operations Plan and Standard Operating Procedures provide for efficient and orderly notification and evacuation on a citywide basis, and is unrelated to the proposed Project.
Policy PS-11.6: Improve continuity of operations capabilities to include the development of a City of Corona Continuity of Operations Plan, in addition to enhancing the	Not Applicable. Policy PS-11.6 provides direction to City staff and decision makers to improve continuity of operations capabilities, and is unrelated to the proposed

Goal/Policy	Project Consistency
Emergency Operation Center (EOC) readiness and the EOC responder training and exercises, and continuously testing and improving upon the effectiveness of the Emergency Operation Plan.	Project.
Policy PS-11.7: Sponsor and support the public education programs and outreach efforts referencing community hazards, emergency preparedness, and response protocols and procedures. Target and partner with community groups, schools, religious institutions, and business associations (NIMS).	Not Applicable. Policy PS-11.7 provides direction to City staff and decision makers to sponsor and support the public education programs and outreach efforts referencing community hazards, emergency preparedness, and response protocols and procedures, and is unrelated to the proposed Project.
Policy PS-11.8: Facilitate planning efforts to ensure expeditious and coordinated recovery processes following any serious emergency/disaster.	Not Applicable. Policy PS-11.8 provides direction to City staff and decision makers to facilitate planning efforts to ensure expeditious and coordinated recovery processes following any serious emergency/disaster, and is unrelated to the proposed Project.
Policy PS-11.9: Ensure all local, state, and federal mandates are adhered to should the City proclaim a local emergency and request any state and/or federal funding.	Not Applicable. Policy PS-11.9 provides direction to City staff and decision makers to comply with local, state, and federal mandates should the City proclaim a local emergency, and is unrelated to the proposed Project.
Policy PS-11.10: Participate in the review and update of the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan every five years in coordination with all participating jurisdictions and Riverside County Emergency Management Department; implement goals and objectives therein to reduce risks from hazards and guide decision-making.	Not Applicable. Policy PS-11.10 provides direction to City staff and decision makers to participate in the review and update of the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan every five years, and is unrelated to the proposed Project.

h) Would the Project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The SHP EIR found that with implementation of the fuel modification plan the SHP project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Thus, the SHP EIR concluded that no significant impact would occur with regard to wildland fires with implementation of applicable project design features and Mitigation Measures PS-1 and PS-2. (Corona, 2015, pp. 4.G-15 to 4.G-17)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** As more fully discussed herein in Subsection 2.19, Wildfire, the Project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ) within a State Responsibility Area (SRA) (Corona, 2020). Due to the location of the site within the urban/wildland interface area by the Cleveland National Forest and the development of the proposed residential subdivision, the Project would locate people within the wildland/urban interface area, which could pose a safety threat to the public.

In order to ensure the proposed Project does not expose future residents or structures to substantial risk involving wildfire hazards, and as more fully discussed herein in Subsection 2.19, *Wildfire*, a Fire Protection Plan (FPP) was

prepared for the Project by Dudek. This report is titled, "Fire Protection Plan, Skyline Heights Residential Project (Tract 36544)," is dated April 2024, and is included as *Technical Appendix K* (Dudek, 2025).

As documented in the Project's FPP, the proposed Project would be subject to compliance with SHP EIR Mitigation Measure PS-1, which has been extensively modified as part of this Addendum No. 1 to the SHP EIR, based on the recommendations included in the Project's FPP. As documented in the Project's FPP, compliance with the revised Mitigation Measure PS-1 would ensure that the proposed Project facilitates emergency apparatus and personnel access throughout the Project site by incorporating fire apparatus access road widths of not less than 28 feet exclusive of shoulders. The measure further requires driveway and road improvements with turnarounds to provide access throughout the Project site. Pursuant to the requirements of CMC Title 15, Chapter 15.12 (Fire Code), water availability and flow would be required to be consistent with local and State code requirements for fire flow and fire hydrant spacing, including a minimum 1,500 gallons per minute (gpm) at 20 pounds per square inch residual (psir) for 2 hours for one- and two-family dwellings and 2,500 gpm at 20 psir for 2 hours for multifamily dwellings, and also requires fire hydrant spacing for one- and two-family dwellings at no less than 300 feet between hydrants and 250 feet for all other buildings, as measured from the Project's primary emergency access routes. These features along with other provisions of the revised Mitigation Measure PS-1 that specify the ignition resistance of all buildings, require automatic interior fire sprinkler systems, and required pre-planning, training, and awareness would assist responding firefighters through prevention, protection and suppression capabilities. As required by CMC Chapter 15.12 and the revised Mitigation Measure PS-1, the Project's fire protection systems would include a redundant layering of protection methods that have proven to reduce overall fire risk. The proposed fire safety measures would meet or exceed all applicable code requirements, are performance based and site-specific, and take into account the Project's unique characteristics, rather than a prescriptive, one-size-fits-all approach. The fire protection systems have been designed to increase building safety, as well as the safety of those occupying the building, reduce the fire risk on site, to minimize risks associated with typical uses, and aid the responding firefighters during an emergency. Accordingly, with mandatory compliance with applicable provisions of CMC Chapter 15.12 and the revised Mitigation Measure PS-1, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR. (Dudek, 2025, pp. 1-4)

Mitigation Measures

The following mitigation measures from the SHP EIR shall apply, as modified/supplemented below, in order to reduce the Project's potential impacts to hazards and hazardous materials to below a level of significance. Revisions/additions to the SHP EIR Mitigation Measures are shown below in ~~strikeout~~/underline format. The revisions to the SHP EIR mitigation measure were incorporated in order to reflect the recommendations of the Project's FPP (*Technical Appendix K*), and reflect more stringent requirements as compared to the mitigation measures included in the SHP EIR.

PS-1: Prior to issuance of building permits, the City of Corona Fire Department (CFD) shall review the Project's plans to ensure that the plans incorporate all applicable recommendations included in the Project-specific Fire Protection Plan (FPP), dated April 2024, prepared by Dudek, and included as *Technical Appendix K* to Addendum No. 1 to the Skyline Heights Project (SHP) Environmental Impact Report (EIR). In addition, the Project shall comply with all applicable provisions of the

Project's FPP during the life of the proposed Project. The recommendations from the Project-specific FPP include, but are not necessarily limited to, the following:

- All proposed structures shall be constructed of ignition resistant[7] construction materials and shall include the installation of National Fire Protection Association (NFPA) 13D automatic interior fire sprinkler systems within all one- and two-family dwellings and NFPA 13R interior fire sprinkler systems within each multi-family unit, based on the latest adopted Building and Fire Code requirements for each occupancy type at the time of issuance of building permits.
- Fuel Modification Zones (FMZs) shall be provided around the perimeter of all structures, as required by the CFD, with the majority of the units within the Project site achieving a minimum of between 100 feet and feet of on-site fuel modification, as described in detail in subsection 5.4.1.1 (Project-Specific Fuel Modification Zone Treatments) of the Project's FPP. For areas within the development where structures are unable to achieve up to 170 feet of onsite fuel modification, alternative materials and methods of construction shall be incorporated to provide the functional equivalency of the proposed 170-foot-wide fuel modification zones. Alternative materials and methods shall be to the satisfaction of the CFD and may include structural hardening enhancements and/or landscape features, like non-combustible walls.
- All vehicle access roadways shall meet the City of Corona construction standards for public and private streets, per Public Works Standards, Series 100, *Street Standards*. All emergency vehicle access roadways shall be approved prior to combustible construction and shall be of an all-weather surface (asphalt or concrete) and shall be certified as capable of supporting 70,000 pounds gross vehicle weight (per California Fire Code [CFC] Section 3310.01).
- Landscape plantings shall not include any prohibited plants that have been found to be highly flammable and shall instead solely consist of CFD-approved plants for Fuel Modification or other species if submitted to and approved by the CFD.
- The Project's Homeowners' Association (HOA) shall be responsible for hiring a 3rd-party, CFD-approved FMZ inspector and landscape plan review to provide annual certification (written report submitted to CFD by May 1) that the HOA-maintained properties including all FMZs and meet the requirements of the Project's FPP.
- Fire apparatus access roads (i.e., public and private streets) shall be provided throughout the residential community and may vary in width and configuration, but shall all provide at least the minimum 28-foot-wide required unobstructed travel lanes, lengths, turnouts, turnarounds, and clearances required by applicable codes, and shall be constructed of an all-weather surface (asphalt or concrete) capable of supporting 70,000 pounds gross vehicle weight. Primary access and internal circulation shall comply with the requirements of the CFD.
- All structures would include automatic interior fire sprinkler systems meeting NFPA and CFD requirements for each occupancy type. Specifically, the installation of NFPA 13D automatic

[7] A type of building material that resists ignition or sustained flaming combustion sufficiently to reduce losses from wildland-urban interface conflagrations under worst-case weather and fuel conditions with wildfire exposure of burning embers and small flames, as prescribed in CBC, Chapter 7A and State Fire Marshal Standard 12-7A-5, Ignition-Resistant Materials.

interior fire sprinkler systems within all one- and two-family dwellings and NFPA 13R interior fire sprinkler systems within each multifamily unit.

- Water capacity and delivery shall provide for a reliable water source for operations and during emergencies requiring extended fire flow and shall be to the satisfaction of the CFD.

The Project Applicant shall implement the fuel modification plan and other CFD-required fire life safety features prior to issuance of a certificate of occupancy.

PS-2: Prior to the issuance of building permits, the project Applicant shall pay the required service and development fees pursuant to the "Fire Facilities Fund" as amended in Chapter 3.36 of the CMC to the City of Corona for the public improvements and facilities associated with the CFD.

2.10 Hydrology and Water Quality

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
f. Otherwise substantially degrade water quality?	☐	☐	☐	☒
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Maps or other flood hazard delineation maps?	☐	☐	☐	☒
h. Place within a 100-year flood plain structures which would impede or redirect flood flows?	☐	☐	☐	☒
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j. Be subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
k. Comply with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan and municipal code) adopted for the purpose of avoiding or mitigating a physical impact associated with hydrology and water quality?	☐	☐	☐	☒

Environmental Analysis

In order to evaluate the proposed Project's potential to result in significant hydrology and water quality impacts, two Project-specific technical studies were prepared for the Project by KWC Engineers (herein, "KWC"). The first report addresses hydrologic conditions and is titled, "Preliminary Hydrology/Hydraulics Report, Skyline Heights Project, Tract 36544" (herein, "Hydrology Study"), is dated February 2025, and is included as *Technical Appendix H1* to this EIR Addendum (KWC Engineers, 2025a). The second report addresses water quality, is titled, "Project Specific Water Quality Management Plan (Skyline Heights)" (herein, "PWQMP"), is dated June 23, 2025, and is included as *Technical Appendix H2* to this EIR Addendum (KWC Engineers, 2025b).

a) Would the Project violate any water quality standards or waste discharge requirements?

c) Would the Project substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

f) Would the Project otherwise substantially degrade water quality?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that construction and operation of the SHP project would comply with all applicable regulatory requirements regarding water quality, and concluded that compliance with applicable regulatory requirements and implementation of the project design

features, including Best Management Practices (BMPs) as part of the SHP's WQMP, would ensure that construction and operational water quality impacts would be less than significant. (Corona, 2015, pp. 4.H-23 to 4.H-26)

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. Consistent with the conditions that existed when the Skyline Heights EIR was certified, the California Porter-Cologne Water Quality Control Act (§ 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. In June 2019, the Santa Ana Regional Water Quality Control Board (RWQCB) adopted the most recent update to the Water Quality Control Plan (Basin Plan) for the Santa Ana River Basin, which originally was adopted by the RWQCB in 1995. The RWQCB's 2019 Basin Plan is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 92501-3348. (RWQCB, 2019)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Ana River Watershed. Based on the Project's Water Quality Management Plan ("WQMP"; *Technical Appendix F1*), receiving waters for the property's drainage and listed on Section 303(d) include Temescal Creek Reach 1, Santa Ana River Reach 3, and the Prado Dam. Temescal Creek is impaired by pH, while the Santa Ana River is impaired by bacteria and viruses (pathogens), copper (wet season) and lead. The Prado Dam is not listed as containing any Section 303(d) impairments. (KWC Engineers, 2025b, Table A.1)

A specific provision of the CWA applicable to the Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit. Provided below is a discussion of the Project's potential to result in violations of water quality standards or waste discharge requirements during both construction and long-term operation.

Construction-Related Water Quality

Consistent with the project evaluated in the SHP EIR, construction activities would include the use of heavy equipment and construction-related chemicals, such as fuels, oils, grease, solvents, and paints that would be stored in limited quantities on-site. In the absence of proper controls, these construction activities have the potential to result in accidental spills or disposal of potentially harmful substances used during construction that could wash into and pollute surface water or groundwater.

However, and consistent with the requirements that were in effect when the SHP EIR was certified, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation, that disturb at least one acre of total land area. Additionally, and also consistent with the project evaluated by the SHP EIR, the Project would be required to comply with the RWQCB's Water Quality Control Plan for the Santa Ana River Basin ("Basin Plan"). Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a Storm Water Pollution Prevention Program (SWPPP) for construction-related

activities, and these requirements also would have applied to new development at the time the SHP EIR was certified. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. As with the project evaluated in the SHP EIR, mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements, does not result in substantial erosion or siltation, and does not otherwise substantially degrade water quality during construction activities. Therefore, with mandatory adherence to the future required SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Operational Water Quality Impacts

The SHP EIR evaluated buildout of the Project site with a mixture of residential, recreational, public facilities, and open space land uses. The proposed Project evaluated herein is substantially similar to the Approved Project, but would include 16 fewer dwelling units and would result in an increase in open space areas (i.e., natural open space, manufactured slopes, drainage basins, and public/private parks) from 149.55 acres under the Approved Project to 182.48 acres under the proposed Project, which represents an increase of 22.0% compared to the Approved Project. Similar to the Approved Project, the proposed Project includes a proposed system of storm drain pipes to convey the runoff across the site to the designated discharge points. The drainage collection and conveyance system is designed to convey the 100-year storm runoff. The onsite development would have a separate water quality piping system to convey the first flush runoff to designated treatment areas prior to discharge into the mainline storm drain systems, which would eliminate the comingling of development runoff with offsite runoff prior to discharge into the public storm drain system and/or existing drainage channels. Two detention basins (Detention Basin B and Detention Basin D) are proposed within the project site to mitigate the increased runoff flows from the proposed development.

As previously indicated, receiving waters for the property's drainage include Temescal Creek Reach 1, Santa Ana River Reach 3, and the Prado Dam. Temescal Creek is impaired by pH, while the Santa Ana River is impaired by bacteria and viruses (pathogens), copper (wet season) and lead. The Prado Dam is not listed as containing any Section 303(d) impairments. According to the Project's PWQMP (included as *Technical Appendix H2*), the Project's pollutants of concern include bacterial indicators, nutrients, pesticides, sediments, trash/debris, and oil/grease. (KWC Engineers, 2025b, Tables A.1 and E.1) To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to one of the two water quality basins. The detention basins have been designed to detain runoff and provide water quality treatment, which would be effective in reducing pollutants of concern in runoff leaving the Project site. As such, runoff from the Project site would not contribute substantially to existing downstream impairments, including sediments, and the Project would not violate any water quality standards or waste discharge requirements.

Furthermore, the Project would be required to implement the requirements of the Project's PWQMP pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Preliminary WQMP prepared for the proposed Project is included as *Technical Appendix H2*. The Preliminary WQMP identifies structural controls (including the proposed water quality basins) and operational source control

measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, etc.). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Accordingly, implementation of the Project's proposed storm drain system would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements, does not result in substantial erosion or siltation, and does not otherwise substantially degrade water quality during construction activities. Therefore, with mandatory adherence to the Project's operational WQMP, water quality impacts associated with long-term operation of the Project would be less than significant and no mitigation measures would be required.

Conclusion

Based on the preceding analysis, construction and long-term operation of the proposed Project would not violate any water quality standards or waste discharge requirements, would not result in substantial erosion or siltation on- or off-site, and would not otherwise substantially degrade water quality. Impacts would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that the SHP would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. As such, the SHP EIR concluded that impacts to groundwater resources would be less than significant. (Corona, 2015, pp. 4.H-26 to 4.H-27)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Consistent with the project evaluated in the SHP EIR, the Project would be served potable water by the City of Corona Utilities Department, and no wells are proposed on site; thus, the Project would have no impact on groundwater levels due to direct groundwater extraction. No impact would occur due to direct groundwater extraction.

With respect to groundwater recharge, the Project Applicant proposes to develop the site in a manner generally consistent with what was assumed for the Project site by the SHP EIR, except that the proposed Project would include 16 fewer dwelling units and would result in an increase in open space areas (i.e., natural open space, manufactured slopes, drainage basins, and public/private parks) from 149.55 acres under the Approved Project to 182.48 acres under the proposed Project, which represents an increase of 22.0% compared to the Approved Project. Thus, areas available for groundwater recharge on site also would increase by 22.0% compared to the Approved Project, and as such the proposed Project would have reduced impacts to groundwater recharge as compared to the Approved Project.

Furthermore, all runoff generated on the Project site under existing conditions sheet flows into the on-site drainages, with portions of the flows infiltrating into the ground with the majority of flows being conveyed to downstream areas, including Temescal Creek Reach 1, Santa Ana River Reach 3, and the Prado Dam. With implementation of the Project, runoff generated on site would be routed to one of several catch basins and storm drain lines, which would convey flows to one of the two water quality basins proposed on site. Runoff from these water quality basins ultimately would be conveyed to downstream facilities, where groundwater infiltration would continue to occur. Thus, and consistent with the findings of the SHP EIR, the Project would not interfere substantially with groundwater recharge, and there would be no net deficit in aquifer water volumes or groundwater table levels as a result of the Project. Based on the foregoing analysis, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

d) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

e) Would the Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The SHP EIR found that the SHP would be designed to maintain existing drainage patterns of the site and area. The SHP EIR noted that post development runoff would be consistent with applicable regulatory requirements and the post-project site would not result in significant hydrology impacts downstream such that flooding or erosion would occur on- or off-site. Furthermore, the SHP EIR found that the SHP would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage. Overall, impacts regarding changes in drainage patterns and stormwater flows were concluded to be less than significant with implementation of Mitigation Measure HYD-1. (Corona, 2015, pp. 4.H-27 to 4.H-31)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Under existing conditions, there are several existing canyons and ravines that run across the Project site which contain existing streams. Mabey Canyon is one of these blue line streams and is located on the northerly portion of the Project site, which currently drains to the existing Mabey Canyon Debris Basin. The Project would not involve any grading or alteration of the Mabey Canyon streambed. The other stream is unnamed and is located in the central portion of the Project site, which currently drains to the Kroonen Canyon Channel and Oak Street Reservoir located near Chase Drive and Mangular Avenue. As part of the Project, this unnamed stream would be filled in with an approximate 72-inch storm drain to convey the storm water runoff underground and discharge back into the existing stream at the easterly terminus of the Project site. Several other smaller tributaries also would be filled in within the development. The Project includes a system of storm drain pipes to convey the runoff across the site to the designated discharge points. Two detention basins (Detention Basin B and Detention Basin D) are proposed within the Project site to mitigate the increased runoff flows from the proposed development. As shown in Table 29, *Peak Flow Comparison*, implementation of the Project's proposed drainage system would result in a net decrease in peak runoff from the Project site as compared to existing conditions. (KWC Engineers, 2025a, p. 2)

Accordingly, because the Project's proposed storm drain system is designed to include two detention basins that would detain runoff from the Project site such that there would not be an increase in flows as compared to existing

conditions, and because all site runoff would be controlled by the Project's proposed on-site storm drain system, the proposed Project would not substantially alter the existing drainage pattern of the Project site or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site. Additionally, because downstream drainage facilities have sufficient capacity to accommodate runoff from the Project site under existing conditions, and because the amount and rate of runoff under the proposed Project would be slightly decreased as compared to existing conditions, it also can be concluded that the Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Furthermore, and as discussed under the analysis of Thresholds a), c), and f), the Project's detention basins have been designed to address the Project's pollutants of concern such that the Project would not provide substantial additional sources of polluted runoff. Impacts would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

Table 29 Peak Flow Comparison

Area	Existing Q10 (cfs)	Proposed Q10 (cfs)	Difference Q10 (Prop-Exist)	Existing Q100 (cfs)	Proposed Q100 (cfs)	Difference Q100 (Prop-Exist)
A	19.1	20.0	0.9	30.1	31.3	1.2
B	65.0	116.7	51.7	103.0	185.0	82.0
C	450.9	420.8	-30.1	732.9	683.5	-49.4
D	106.6	100.6	-6.0	170.8	161.2	-9.6
Total	**641.6**	**658.1**	**-16.5**	**1,036.8**	**1,061.0**	**-24.2**

(KWC Engineers, 2025a, Table 2)

g) Would the Project place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Maps or other flood hazard delineation maps?

h) Would the Project place within a 100-year flood plain structures which would impede or redirect flood flows?

i) Would the Project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

j) Would the Project be subject to inundation by seiche, tsunami, or mudflow?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that Implementation of the SHP would not expose people and structures to flood hazards since residential pad elevation would be approximately 25 feet higher than the streambed flowline. In addition, the SHP EIR found that the site is not located within an area subject to inundation from a levee or dam failure. Given the site location the SHP EIR concluded that impacts from seiches, mudflows, or tsunamis would not occur. Therefore, the SHP determined that impacts related to flooding would be considered less than significant. (Corona, 2015, p. 4.H-32)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** According to Flood Insurance Rate Maps (FIRM) Map Nos. 06065C1351G and 06065C1353G produced by the Federal Emergency Management Agency (FEMA), and consistent with the findings of the SHP EIR, all portions of the Project site within Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplain (FEMA, 2008a; FEMA, 2008b). As such, no portion of the Project site is subject to flood hazards under existing conditions. Accordingly, the Project

would not place housing within a 100-year flood plain and the Project would not place any structures within a 100-year flood plain that would impede or redirect flows. Consistent with the findings of the SHP EIR, impacts due to flood hazards would be less than significant.

A seiche is an underwater wave that oscillates through a body of water which may be triggered by earthquakes or landslides. In general, seiches are small (on the order of a few inches) and are present in larger lakes as a result of the depth, temperature, and contours of the body of water. The Project site occurs along an existing hillside, and there are no large bodies of water within the Project vicinity capable of producing seiches, and there are no levees or dams at higher elevation than the Project site in the Project region. Accordingly, the Project would not expose people or structures to a significant risk of loss, injury or death as a result of the failure of a levee or dam, and the Project would not be subject to inundation by seiches. Impacts would be less than significant.

The Project site is located approximately 23 miles northeast of the Pacific Ocean; thus, the Project would not be subject to inundation due to seiches, and no impact would occur.

As indicated by the Project's geotechnical report (*Technical Appendix G1*), a review of regional geologic maps did not indicate the presence of landslides within or adjacent to the Project site. Although, a landslide complex was encountered and mapped during a previous investigation along the eastern boundary of the site on the southern side of Kroonen Canyon, this landslide complex occurs in the lower elevations of the Project site and has no potential to result in site inundation due to potential mudslides. Additionally, grading within this area would be subject to compliance with the recommendations of the Project's Geotechnical Report, as discussed in further detail herein in Subsection 2.7, *Geology and Soils*. In addition, based on the Project's proposed grading plan, the slope stability analysis conducted for the Project indicates a factor of safety greater than 1.5 and 1.1 for static and pseudo-static (seismic) loading conditions, respectively. Since the factors of safety for static and pseudo-static loading conditions exceed the required minimums, the proposed slopes are considered geotechnically stable and would not result in any mudflow hazards. Accordingly, impacts due to Project site inundation from mudslides would be less than significant. (LGC, 2019a, pp. 7-8, 12)

Based on the preceding analysis, Project impacts would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

k) Would the Project comply with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan and municipal code) adopted for the purpose of avoiding or mitigating a physical impact associated with hydrology and water quality?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan and Municipal Code) with regard to hydrology, drainage, flooding, and water quality. Therefore, the SHP EIR concluded that the SHP would result in a less-than-significant impact. (Corona, 2015, pp. 4.H-32 to 4.H-35)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The previously certified SHP EIR determined that the Project would adhere to all relevant plans, policies, and regulations adopted for the purpose

of avoiding or mitigating physical impacts associated with hydrology and water quality. Additionally, the Project would implement the applicable mitigation measure from the SHP EIR (HYD-1), which is designed to address potential hydrology-related impacts. This measure would ensure that any potential impacts are reduced to a less-than-significant level. Furthermore, the discussion presented below in Table 30, *Project Consistency with General Plan Policies Related to Hydrology and Water Quality*, demonstrates that the proposed Project would be fully consistent with all applicable General Plan policies related to hydrology and water quality. Therefore, the Project would not conflict with any applicable plans, policies, or regulations intended to mitigate or avoid physical impacts related to hydrology and water quality. Accordingly, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

Table 30 Project Consistency with General Plan Policies Related to Hydrology and Water Quality

Goal/Policy	Project Consistency
Goal IU-4: Adequate planning, construction, maintenance, and funding for storm drainage and storage control facilities to support permitted land uses and protect the health and safety of the public and environment.	Consistent. The Project has been designed to include a storm drain system that would route all runoff generated on the developed portions of the Project site to one of two detention basins, which would provide water quality treatment prior to discharge from the site. The drainage system has been designed such that there would be a slight decrease in peak flows as compared to existing conditions. Thus, and in conformance with this goal, the Project would be served by adequate storm drainage and storage control facilities.
Policy IU-4.1: Review, evaluate, and regularly update the City's Storm Drainage Master Plan and related capital improvement programs as a basis for the orderly planning, expansion, and improvement of facilities; implement improvements identified in the Drainage Master Plan.	Not Applicable. Policy IU-4.1 provides direction to City staff and decision makers to regularly update the City's Storm Drainage Master Plan and related capital improvement programs as a basis for the orderly planning, expansion, and improvement of facilities and to implement the Drainage Master Plan. No component of the proposed Project would conflict with the City's Drainage Master Plan. Remaining portions of this policy are not related to the proposed Project.
Policy IU-4.2: Maintain and upgrade public storm drains and storage control facilities and construct or expand storm drain and flood control facilities to protect people and property from flooding and stormwater runoff. Implement improvements identified in the City's Drainage Master Plan.	Consistent. The Project has been designed to include a storm drain system that would route all runoff generated on the developed portions of the Project site to one of two detention basins, which would provide water quality treatment prior to discharge from the site. As indicated under the analysis of Hydrology and Water Quality Thresholds d) and e), the Project would not result in or be subject to flood hazards. Additionally, the Project's proposed drainage system would not conflict with the City's Drainage Master Plan.
Policy IU-4.3: Designate, preserve, and acquire land, as necessary, for storm drainage and storage control facilities. As necessary, require the reservation of rights-of-way and	Consistent. In conformance with this policy, all proposed storm drainage systems associated with the Project would occur either in roadway rights-of-way, or within individual

Goal/Policy	Project Consistency
easements for designated water-related infrastructure facilities as a condition of project approval.	lots established exclusively for drainage and water quality purposes.
Policy IU-4.4: Evaluate the adequacy of stormwater conveyance and storage control facilities in areas where intensification of land use is anticipated to occur; coordinate capital improvements planning for infrastructure with the direction, extent, and timing of growth.	Consistent. Policy IU-4.4 provides direction to City staff and decision makers regarding the review of the adequacy of stormwater drainage facilities. The Project has been designed to include a storm drain system that would route all runoff generated on the developed portions of the Project site to one of two detention basins, which would provide water quality treatment prior to discharge from the site, which the City has reviewed and determined would adequately serve the Project's proposed intensification of use. Remaining portions of this policy are unrelated to the proposed Project.
Policy IU-4.5: Review development proposals for projects within the City's Sphere of Influence and encourage Riverside County to not approve any project that cannot be accommodated with an adequate drainage system.	Not Applicable. The proposed Project occurs within the City of Corona limits, and is not located within the City's Sphere of Influence. Additionally, the City has reviewed the Project's proposed drainage plan and determined that it would adequately serve the proposed development.
Policy IU-4.6: Annually review the development charge, acquisition of service charge, and monthly service charges in order to ensure that adequate fees and charges are collected to fund the operation, maintenance, and repair of existing facilities and construction of new facilities.	Not Applicable. Policy IU-4.6 provides direction to City staff and decision makers to regularly update fees and charges related to storm water infrastructure, and is unrelated to the proposed Project evaluated herein.
Policy IU-4.7: Require adherence to City regulatory stormwater quality measures and, if needed, take necessary enforcement action(s) to eliminate illicit connections and discharges to/from the stormwater system.	Consistent. The proposed Project has been designed to adhere to all applicable City regulatory stormwater quality measures. The remaining portions of this policy related to enforcement actions for illicit connections and/or discharges are unrelated to the proposed Project.
Goal IU-5: Ensure that urban runoff from existing and new development does not degrade the quality of the City's surface waters, groundwater system, and other sensitive environmental areas.	Consistent. As discussed under the analysis of Hydrology and Water Quality Thresholds a), c), and f), implementation of the Project's proposed drainage system, which includes two detention basins that would provide water quality treatment, would ensure that Project runoff does not degrade the quality of the City's surface waters, groundwater system, or other sensitive environmental areas.
Policy IU-5.1 Ensure that existing and new development does not directly degrade or indirectly contribute to the degradation of surface waters or the groundwater system.	Consistent. As discussed under the analysis of Hydrology and Water Quality Thresholds a), c), and f), implementation of the Project's proposed drainage system, which includes two detention basins that would provide water quality treatment, would ensure that Project runoff does not degrade or indirectly contribute to the degradation of surface waters or the groundwater system.
Policy IU-5.2: Reduce pollutant loading through passive treatment systems such as vegetated filter strips, grass swales, and infiltration/ sedimentation areas in suitable open space areas, overland flow channels, and landscaping	Consistent. The Project has been designed to include a storm drain system that would route all runoff generated on the developed portions of the Project site to one of two detention basins, which would provide water quality

Goal/Policy	Project Consistency
adjacent to parking lots and streets.	treatment prior to discharge from the site. All proposed drainage facilities are proposed in public roadway rights-of-way or within individual lots established exclusively for drainage and water quality purposes. The Project's proposed drainage system would reduce pollutant loading in accordance with City requirements.
Policy IU-5.3: In new developments, minimize the amount of impervious area that is directly connected to piped or channelized drainage systems.	Consistent. The proposed Project would increase open space (i.e., natural open space, manufactured slopes, drainage basins, and public/private parks) from 149.55 acres under the Approved Project to 182.48 acres under the proposed Project, which represents an increase of 22.0% compared to the Approved Project. Areas proposed for development include the minimum areas necessary to accommodate the Project's proposed uses. Thus, the proposed Project would minimize the amount of impervious area that is directly connected to piped or channelized drainage systems, in conformance with this policy.
Policy IU-5.4: Evaluate any existing environmental degradation or potential degradation from current or planned storm drain and storage control facilities in wetlands or other sensitive environments.	Consistent. The Project's potential to result in environmental degradation or potential degradation as a result of the Project's proposed storm drainage system has been evaluated throughout both the SHP EIR and this Addendum No. 1 to the SHP EIR, both of which conclude that with implementation of mitigation measures (as modified/supplemented by this EIR Addendum) would reduce all Project impacts, including impacts from the Project's storm drainage system to less-than-significant levels.
Policy IU-5.5: Require that development projects consider the appropriateness of the channelization of stormwater runoff to facilitate its possible capture and reuse for on-site irrigation and other purposes.	Consistent. Due to the site's extensive topographic variation and drainage characteristics, as well as the need to protect on- and off-site open space areas from impacts associated with reduced runoff, it would not be feasible to capture runoff from the Project site for reuse on site. However, the Project would be served by recycled water by the City of Corona Utilities Department, which would provide irrigation for common landscaped areas (e.g., along Project streets).
Policy IU-5.6: Implement environmentally and economically efficient stormwater treatment systems, whenever practical (such as artificial marshland sewer treatment).	Consistent. The Project's proposed stormwater drainage system has been designed to be economically efficient, and the use of alternative systems, such as marshland sewer treatment, are not warranted for the proposed Project, particularly considering the steep elevations and canyons that characterize the Project site.
Policy IU-5.7: Require developers to obtain a NPDES permit prior to moving construction equipment onto a development site. The NPDES permit shall be retained at the construction site throughout the construction period,	Consistent. The Project would be required to obtain an SWPPP pursuant to the NPDES permit prior to construction, and also would be subject to compliance with a WQMP for long-term operations, in conformance

Goal/Policy	Project Consistency
and a copy shall be filed with the City Engineer.	with the NPDES permit.
Policy IU-5.8: During construction projects, ensure compliance with all terms and conditions outlined in the NPDES permit, including the implementation of the latest best management practices and determination of need for any additional water quality management plans to reduce pollutants and urban runoff flows to the maximum extent practicable.	Not Applicable. Policy IU-5.8 provides direction to City staff and decision makers to ensure development projects adhere to the NPDES permit and required BMPs, and is unrelated to the proposed Project. Notwithstanding, the Project would be required to comply with all applicable terms of the Project's construction-related SWPPP and long-term operational WQMP.
Policy IU-5.9: Require that new developments employ the most efficient drainage technology to control drainage and minimize damage to environmentally sensitive areas.	Consistent. The Project's drainage system has been designed to use the most efficient drainage technology and has been designed to minimize impacts to environmentally sensitive areas to the extent feasible.
Policy IU-5.10: Require that individual project owners and operators handle, store, apply, and dispose of all pest control, herbicide, insecticide, and other similar substances according to all federal, state, and local regulations.	Consistent. As discussed in further detail in Subsection 2.9, *Hazards and Hazardous Materials*, during both construction and long-term operation the Project would be required to comply with all applicable federal, State, and local regulations pertaining to hazardous materials, including pesticides and herbicides. Additionally, the Project's proposed detention basins have been designed to include water quality treatment measures to address potential pollutants of concern, including pesticides and herbicides.
Goal PS-2: Adequate protection of the health, safety, and welfare of the public, property and economic losses, and community social and service functions from flooding and dam inundation events.	Consistent. As indicated under the discussion of Hydrology and Water Quality Thresholds d) and e), the Project site is not subject to inundation from floods or due to failure of any dams, thereby ensuring the protection of the health, safety, and welfare of the future Project residents and their property.
Policy PS-2.1 Maintain and continuously update the City's floodplain safety hazards maps and dam inundation maps in concert with FEMA map amendments, improvements to local drainage facilities, and updated flood studies from individual projects or the State of California.	Not Applicable. Policy PS-2.1 provides direction to City staff and decision makers to maintain and continuously update the City's floodplain safety hazards maps and dam inundation maps in concert with FEMA map amendments, improvements to local drainage facilities, and updated flood studies, and is unrelated to the Project evaluated herein.
Policy PS-2.2 Evaluate, on a project-by-project basis, whether new development should be located in a flood hazard zone and identify and require construction methods or other appropriate methods to minimize the risks of damage for projects located in flood zones.	Consistent. Although this policy primarily provides direction to City staff and decision makers, the Project site is not located within any mapped flood zones. Thus, no special construction measures are needed to minimize the risk of damage from flood hazard areas.
Policy PS-2.3 Require adherence to the California Building Code, Municipal Codes, FEMA flood control guidelines, and Corona Floodplain Management Ordinance for the purposes of avoiding or minimizing the risk of damages to structures, injury, or loss of life.	Consistent. Although FEMA flood control guidelines and Corona Floodplain Management Ordinance are unrelated to the proposed Project as there are no FEMA-mapped flood plains on site, the Project would be subject to compliance with all applicable provisions of the California Building Code and CMC. Additionally, due to the lack of flood hazards on site, the Project would not risk damages

Goal/Policy	Project Consistency
	to structures, injury, or loss of life.
Policy PS-2.4 Locate, when feasible, new essential public facilities outside of flood zones; for those that must remain or are built in flood hazard zones, harden structures to maintain the structural and operational integrity of such public facilities in case of flooding.	Not Applicable. Policy PS-2.4 relates to new essential public facilities, and no such essential public facilities are proposed as part of the Project.
Policy PS-2.5 Identify vulnerable structures, infrastructure, and utilities in areas of special flood hazards and encourage the retrofit or upgrade of such structures and infrastructure to minimize damages and reduce the risk or injury or death from flooding.	Not Applicable. Policy PS-2.5 relates to vulnerable structures, infrastructure, and utilities in areas of special flood hazards, while the Project site does not contain any mapped FEMA flood plains and thereby would not result in any flood-related damage to structures, infrastructure, or utilities.
Policy PS-2.6 Prohibit the alteration of natural floodplains or improved drainage areas or the allowance of encroachments by structures without determination by the Floodplain Administrator that such actions will not be detrimental to public health and safety.	Consistent. There are no FEMA mapped flood plains on site; thus, the Project would not alter any natural floodplains or improved drainage areas.
Policy PS-2.7 Establish and maintain cooperative working relationships among public agencies with responsibility for flood protection, including Riverside County Flood Control District, County Public Works, neighboring jurisdictions, and other entities.	Not Applicable. Policy PS-2.7 provides direction to City staff and decision makers to establish and maintain cooperative working relationships among public agencies with responsibility for flood protection, and is unrelated to the proposed Project evaluated herein.

Mitigation Measures

The following mitigation measure from the SHP EIR shall apply and, consistent with the findings of the SHP EIR, would reduce the Project's potential impacts to hydrology and water quality to below a level of significance.

HYD-1: For Drainage Management Area C, the final engineering for the drainage of Area C shall include a concrete impact basin energy dissipater and rip-rap and shall be designed in accordance with City standards. The outlet velocity shall be at or below the existing condition. The plans shall be submitted to the City for review and approval.

2.11 Land Use and Planning

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general	☐	☐	☐	☒

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

ENVIRONMENTAL ANALYSIS

a) Would the Project physically divide an established community?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that the SHP would not physically divide established residential communities in the vicinity of the SHP site. The SHP EIR found that the Construction Traffic Management Plan would relegate haul traffic to major roadways and would not allow construction parking or staging in existing developed areas, and that the focus of project traffic at "P" Street would reduce project traffic through existing, adjacent residential neighborhoods. The SHP EIR also found that no existing uses would be removed and existing access to Skyline Drive and trails to the Cleveland National Forest would be retained. The SHP EIR concluded that impacts with respect to the physical division of an established community would be less than significant. (Corona, 2015, pp. 4.I-11 to 4.I-15)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The Project would not result in the physical disruption or division of any established communities. The Project site abuts residential uses to the east, while lands to the northwest, west, and south of the Project site comprise undeveloped lands, most of which is associated with the Cleveland National Forest. Thus, the Project has no potential to result in the physical division of the existing residential uses in the area, all of which occur to the east of the Project site. Additionally, the proposed Project's residential uses would represent the continuation of existing residential development patterns in the area, and public access through and along the perimeter of the Project site would be maintained. No impacts would occur. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that the SHP would result in less-than-significant land use impacts with regard to consistency with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act), the Southern California Association of Governments (SCAG) Regional Comprehensive Plan, Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and Compass Blueprint Growth Vision, and the City of Corona General Plan. With the approval of the requested amendments to the General Plan, the SHP EIR concluded that the potential inconsistencies between the General Plan and the proposed SHP uses on the site would be resolved. (Corona, 2015, pp. 4.I-15 to 4.I-24)

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. The proposed Project has the potential to result in a conflict with the Southern California Association of Governments (SCAG) 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), also referred to as "Connect SoCal," as well as General Plan policies related to land use and planning. Project consistency with General Plan policies that relate to the subjects evaluated in this Addendum No. 1 to the SHP EIR are provided under the appropriate subject headings throughout this Environmental Checklist. The Project's consistency with Connect SoCal and General Plan policies related to land use and planning is provided below.

Project Consistency with Connect SoCal

As indicated in Table 31, *Project Consistency with Connect SoCal*, the proposed Project would be consistent with or otherwise would not conflict with the applicable policies from Connect SoCal. As such, Project impacts due to a conflict with Connect SoCal would be less than significant.

Table 31 Project Consistency with Connect SoCal

2024-2050 RTP/SCS Regional Planning Policies	Project Consistency
Mobility	
System Preservation and Resilience	
01. Prioritize repair, maintenance and preservation of the SCAG region's existing transportation assets, following a "Fix-It-First" principle	Not Applicable. RTP/SCS Policy 01 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
02. Promote transportation investments that advance progress toward the achievement of asset management targets, including the condition of the National Highway System pavement and bridges and transit assets (rolling stock, equipment, facilities and infrastructure)	Not Applicable. RTP/SCS Policy 02 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
Complete Streets	
03. Pursue the development of Complete Streets that comprise a safe, multimodal network with flexible use of public rights-of-way for people of all ages and abilities using a variety of modes (e.g., people walking, biking, rolling, driving, taking transit)	Consistent with Applicable Components. As part of the Project, and as discussed in the proposed SHSP, separate trails for hikers and bicyclists are proposed along each side of the roadway within the public park. Two raised bike crossings at the road within the public park are designed to provide safe trail crossings for cyclists. Additionally, all on-site roadways would include sidewalks (including, in some areas, curb-separated sidewalks), and all on-site roadways would accommodate bicycle traffic. The Project's proposed roadway and trail improvements would promote non-vehicular modes of transportation in the local area.
04. Ensure the implementation of Complete Streets that are sensitive to urban, suburban or rural contexts and improve transportation safety for all, but especially for vulnerable road users (e.g., people, especially older adults and children, walking and biking)	
05. Facilitate the implementation of Complete Streets and curb space management strategies that accommodate and optimize new technologies, micromobility devices and first/last mile connections to transit and last-mile delivery	
06. Support implementation of Complete Streets improvements in Priority Equity Communities, particularly with respect to Transportation Equity Zones, as a way to enhance mobility, safety and access to opportunities	

2024-2050 RTP/SCS Regional Planning Policies	Project Consistency
Transit and Multimodal Integration	
07. Encourage and support the implementation of projects, both physical and digital, that facilitate multimodal connectivity, prioritize transit and shared mobility, and result in improved mobility, accessibility and safety	Not Applicable. RTP/SCS Policies 07-11 provides direction to County and regional agency staff and decision makers and is not applicable to the proposed Project.
08. Support connections across the public, private and nonprofit sectors to develop transportation projects and programs that result in improved connectivity	
09. Encourage residential and employment development in areas surrounding existing and planned transit/rail stations	
10. Support the implementation of transportation projects in Priority Equity Communities, particularly with respect to Transportation Equity Zones, as a way to enhance mobility, safety and access to opportunities	
11. Create a resilient transportation system by preparing for emergencies and the impacts of climate change	
Transportation System Management	
12. Pursue efficient use of the transportation system using a set of operational improvement strategies that maintain the performance of the existing transportation system instead of adding roadway capacity, where possible	Not Applicable. RTP/SCS policies 12 and 13 provide direction to City and regional agency staff and decision makers and are not applicable to the proposed Project.
13. Prioritize transportation investments that increase travel time reliability, including build-out of the regional express lanes network	
Transportation Demand Management	
14. Encourage the development of transportation projects that provide convenient, cost-effective and safe alternatives to single-occupancy vehicle travel (e.g., trips made by foot, on bikes, via transit, etc.)	Not Applicable. RTP/SCS Policy 14 relates to transportation projects and the proposed Project is not a transportation project. The Project entails the development of a proposed residential community, and the Project's proposed roadway improvements and associated sidewalks on site would provide convenient, cost-effective and safe alternatives to single-occupancy vehicle travel.
15. Encourage jurisdictions and TDM practitioners to develop and expand local plans and policies to promote alternatives to single occupancy vehicle travel for residents, workers and visitors	Not Applicable. RTP/SCS Policy 15 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
16. Encourage municipalities to update existing (legacy) TDM ordinances by incorporating new travel modes and new technology and by incorporating employment and residential sites of certain populations – for example, employers who have less than 250 employees (below the 250 or more employees threshold identified in AQMD's Rule 2202)	Not Applicable. RTP/SCS Policy 16 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
Technology Integration	
17. Support the implementation of technology designed to provide equal access to mobility, employment, economic	Not Applicable. RTP/SCS Policies 17 to 21 provide direction to City and regional agency staff and decision makers and is

2024-2050 RTP/SCS Regional Planning Policies	Project Consistency
opportunity, education, health and other quality-of-life opportunities for all residents within the SCAG region	not applicable to the proposed Project.
18. Advocate for data sharing between the public and private sectors to effectively evaluate the services' benefits and impacts on communities while protecting data security and privacy	
19. Advocate for technology that is adaptive and responsive to ensure it remains up to date and meets the evolving needs of users and stakeholders	
20. Promote technology that has the capacity to facilitate economic growth, improve workforce development opportunities, and enhance safety and security	
21. Proactively monitor and plan for the development, deployment and commercialization of new technology as it relates to integration with transportation infrastructure	
Safety	
22. Eliminate transportation-related fatalities and serious injuries (especially those involving vulnerable road users, such as people, especially older adults and children, walking and biking) on the regional multimodal transportation system	Not Applicable. RTP/SCS Policy 22 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
23. Integrate the assessment of equity into the regional transportation safety and security planning process, focusing on the analysis and mitigation of disproportionate impacts on disadvantaged communities	Not Applicable. RTP/SCS Policy 23 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project. Additionally, according to mapping available from the California Environmental Protection Agency (CalEPA), the Project site is not located within a Senate Bill (SB) 535 Disadvantaged Community.
24. Support innovative approaches for addressing transit safety and security issues so that impacts to transit employees and the public are minimized and those experiencing issues (e.g., unhoused persons) are supported	Not Applicable. RTP/SCS Policy 24 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
25. Support the use of transportation safety and system security data in investment decision-making, including consideration of new highway and transit/rail investments that would address safety and security needs	Not Applicable. RTP/SCS Policy 25 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
Funding the System/Users Fees	
26. Promote stability and sustainability for core state and federal transportation funding sources	Not Applicable. RTP/SCS Policy 26 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
27. Establish a user fee–based system that better reflects the true cost of transportation, provides firewall protection for new and existing transportation funds, and represents equitable distribution of costs and benefits	Not Applicable. RTP/SCS Policy 27 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project. Additionally, the Project's Traffic Study (EIR *Technical Appendix J*) identifies improvements, fair share contributions, and fee contributions to the County's DIF and/or Transportation Uniform Mitigation Fee (TUMF) programs, which would

2024-2050 RTP/SCS Regional Planning Policies	Project Consistency
	ensure that all study area intersections would operate at an acceptable Level of Service (LOS).
28. Pursue funding tools that promote access to opportunity and support economic development through innovative mobility programs	Not Applicable. RTP/SCS Policies 28 to 31 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
29. Promote national and state programs that include return-to-source guarantees while maintaining the flexibility to reward regions that continue to commit substantial local resources	
30. Leverage locally available funding with innovative financing tools to attract private capital and accelerate project delivery	
31. Promote local funding strategies that maximize the value of public assets while improving mobility, sustainability and resilience	
Communities	
Priority Development Areas	
32. Promote the growth of origins and destinations, with a focus on future housing and population growth, in areas with existing and planned urban infrastructure that includes transit and utilities	Not Applicable. RTP/SCS Policies 32 and 33 provide direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
33. Promote the growth of origins and destinations, in areas with a proclivity toward multimodal options like transit and active transportation, to reduce single occupant vehicle (SOV) dependency and vehicle miles traveled	
34. Seek to realize scale economies or a critical mass of jobs and destinations in areas across the region that can support non-SOV options and shorter trip distances, combined trips and reduced vehicle miles traveled	Not Applicable. RTP/SCS Policies 32 and 33 provide direction to City and regional agency staff and decision makers, and relates to job and destination-oriented land uses that are not proposed as part of the Project, which consists of a proposed residential community.
Housing the Region	
35. Encourage housing development in areas with access to important resources and amenities (economic, educational, health, social and similar) to further fair housing access and equity across the region	Consistent. The Project would entail the development of 276 single-family dwelling units on site, and all of the proposed residential units would have proximate access to City resources and amenities available within the developed portions of the City to the east of the Project site.
36. Encourage housing development in transit-supportive and walkable areas to create more interconnected and resilient communities	Consistent. The proposed Project consists of the logical extension of existing residential development in the local area, and the Project includes amenities, including trails and curb-separated sidewalks, that would promote non-vehicular modes of transportation.
37. Support local, regional, state and federal efforts to produce and preserve affordable housing while meeting additional housing needs across the region	Not Applicable. RTP/SCS Policy 37 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project. Additionally, the Project site is not targeted for affordable housing by the

2024-2050 RTP/SCS Regional Planning Policies	Project Consistency
	City of Corona General Plan Housing Element.
38. Prioritize communities that are vulnerable to displacement pressures by supporting community stabilization and increasing access to housing that meets the needs of the region	Not Applicable. RTP/SCS Policies 38 to 41 provide direction to City and regional agency staff and decision makers and are not applicable to the proposed Project.
39. Promote innovative strategies and partnerships to increase homeownership opportunities across the region with an emphasis on communities that have been historically impacted by redlining and other systemic barriers to homeownership for people of color and other marginalized groups	
40. Advocate for and support programs that emphasize reducing housing cost burden (for renters and homeowners), with a focus on the communities with the greatest needs and vulnerabilities	
41. Support efforts to increase housing and services for people experiencing homelessness across the region	
15-Minute Communities	
42. Promote 15-minute communities as places with a mix of complementary land uses and accessible mobility options that align with and support the diversity of places (or communities) across the region. These are communities where residents can either access their most basic, day-to-day needs within a 15-minute walk, bike ride or roll from their home or as places that result in fewer and shorter trips because of the proximity of complementary land uses	Consistent. The Project site is located in the western portion of the City of Corona with proximate access to jobs and services, and the Project incorporates trails and sidewalks to promote non-vehicular forms of transportation.
43. Support communities across the region to realize 15-minute communities through incremental changes that improve equity, quality of life, public health, mobility, sustainability, resilience and economic vitality	Not Applicable. RTP/SCS Policy 43 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
44. Encourage efforts that elevate innovative approaches to increasing access to neighborhood destinations and amenities through an array of people-centered mobility options	Not Applicable. RTP/SCS Policy 44 provides direction to County and regional agency staff and decision makers and is not applicable to the proposed Project.
Equitable Engagement and Decision-Making	
45. Advance community-centered interventions, resources and programming that serve the most disadvantaged communities and people in the region, like Priority Equity Communities, with strategies that can be implemented in the short-to-long-term	Not Applicable. RTP/SCS Policies 45 to 47 provide direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
46. Promote racial equity that is grounded in the recognition of the past and current harms of systemic racism and one that advances restorative justice	
47. Increase equitable, inclusive, and meaningful representation and participation of people of color and disadvantaged communities in planning processes	

2024-2050 RTP/SCS Regional Planning Policies	Project Consistency
Environment	
Sustainable Development	
48. Promote sustainable development and best practices that enhance resource conservation, reduce resource consumption and promote resilience	Consistent. As presented throughout this Addendum No. 1 to the SHP EIR, the Project's impacts to the environment would be less than significant or would be reduced to the maximum feasible extent with the implementation of mitigation measures. Additionally, the analysis presented herein in Subsection 2.6, *Energy*, with mandatory compliance with applicable federal and State regulations and requirements, including the provisions of the Title 24 Building Energy Standards, Project construction and operation would not result in the inefficient, wasteful, or unnecessary consumption of energy.
49. Support communities across the region to advance innovative sustainable development practices	Not Applicable. RTP/SCS Policy 49 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
50. Recognize and support the diversity of communities across the region by promoting local place-making, planning and development efforts that advance equity, mobility, resilience and sustainability	Not Applicable. RTP/SCS Policy 50 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
Air Quality	
51. Reduce hazardous air pollutants and greenhouse gas emissions and improve air quality throughout the region through planning and implementation efforts	Consistent with Applicable Components. As evaluated herein and in Subsections 2.3, *Air Quality*, and 2.8, *Greenhouse Gas Emissions*, the Project's emissions would be below the SCAQMD thresholds of significance for criteria pollutants, and the Project would not subject nearby sensitive emission receptors to substantial pollutant concentrations. The Project would be constructed in full compliance with the applicable Title 24 Energy Efficiency standards, and would promote non-vehicular forms of transportation.
52. Support investments that reduce hazardous air pollutants and greenhouse gas emissions	
53. Reduce the exposure and impacts of emissions and pollutants and promote local and regional efforts that improve air quality for vulnerable populations, including but not limited to Priority Equity Communities and the AB 617 Communities	
Clean Transportation	
54. Accelerate the deployment of a zero-emission transportation system and use near-zero-emission technology to offer short-term benefits where zero-emissions solutions are not yet feasible or commercially viable	Not Applicable. RTP/SCS Policies 54 to 57 provide direction to City and regional agency staff and decision makers and are not applicable to the proposed Project.
55. Promote equitable use of and access to clean transportation technologies so that all may benefit from them	
56. Consider the full environmental life cycle of clean transportation technologies, including upstream production and end of life as an important part of meeting SCAG's objectives in economic development and recovery, resilience planning and achievement of equity	
57. Maintain a technology-neutral approach in the study of,	

2024-2050 RTP/SCS Regional Planning Policies	Project Consistency
advancement of and investment in clean transportation technology	
Natural and Agricultural Lands Preservation	
58. Prioritize the climate mitigation, adaptation, resilience and economic benefits of natural and agricultural lands in the region	Not Applicable. RTP/SCS Policy 58 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
59. Support conservation of habitats that are prone to hazards exacerbated by climate change, such as wildfires and flooding	Not Applicable. RTP/SCS Policy 59 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
60. Support regional conservation planning and collaboration across the region	Not Applicable. RTP/SCS Policy 60 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
61. Encourage the protection and restoration of natural habitat and wildlife corridors	Not Applicable. RTP/SCS Policy 49 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project. Additionally, the Project would preserve approximately 182.48 acres of the Project site as open space (i.e., natural open space, manufactured slopes, drainage basins, and public/private parks), representing a 22.0% increase in open space areas on site as compared to the Approved Project.
62. Encourage the conservation and viability of agricultural lands to protect the regional and local food supply and ensure the sustainability of local agriculture as a vital part of the region's economy	Not Applicable. RTP/SCS Policy 49 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project. In addition, the Project site contains no agricultural lands under existing conditions (as discussed herein in Subsection 2.2).
63. Encourage policy development of the link between natural and agricultural conservation with public health	Not Applicable. RTP/SCS Policy 63 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
Climate Resilience	
64. Prioritize the most vulnerable populations and communities subject to climate hazards to help the people, places and infrastructure that are most at risk for climate change impacts. In doing so, recognize that disadvantaged communities are often overburdened	Not Applicable. RTP/SCS Polices 64 to 68 provide direction to City and regional agency staff and decision makers, and are not applicable to the proposed Project.
65. Support local and regional climate and hazard planning and implementation efforts for transportation, land use, and other factors	
66. Support nature-based solutions to increase regional resilience of the natural and built environment	
67. Promote sustainable water use planning, practices and storage that improve regional water security and resilience in a drier environment	
68. Support an integrated planning approach to help local jurisdictions meet housing production needs in a drier environment	

2024-2050 RTP/SCS Regional Planning Policies	Project Consistency
Economy	
Goods Movement	
69. Leverage and prioritize investments, particularly where there are mutual co-benefits to both freight and passenger/commuter rail	Not Applicable. RTP/SCS Policies 69 to 73 provide direction to City and regional agency staff and decision makers and are not applicable to the proposed Project.
70. Prioritize community and environmental justice concerns, together with economic needs, and support workforce development opportunities, particularly around deployment of zero-emission and clean technologies and their supporting infrastructure	
71. Explore and advance the transition toward zero-emission and clean technologies and other transformative technologies, where viable	
72. Advance comprehensive, systems-level planning of corridor/supply chain operational strategies that is integrated with road and rail infrastructure and inland port concepts	
73. Ensure continued, significant investment in a safe, secure, clean and efficient transportation system – including both highways and rail – to support the intermodal movement of goods across the region	
Broadband	
74. Support ubiquitous regional broadband deployment and access to provide the necessary infrastructure and capability for Smart Cities strategies—to ensure the benefits of these strategies improve safety and are distributed equitably	Not Applicable. RTP/SCS Policies 74 to 79 provide direction to City and regional agency staff and decision makers and are not applicable to the proposed Project.
75. Develop networks that are efficient, scalable, resilient and sustainable to support transportation systems management, operations services and "tele-everything" strategies that reduce vehicle miles traveled, optimize efficiency and accommodate future growth of regional economies	
76. Encourage investments that provide access to digital activities that support educational, financial and economic growth	
77. Advocate for current, accurate data to identify opportunity zones and solutions that support the development of broadband services to community anchor institutions and local businesses	
78. Promote an atmosphere that allows for healthy competition and speed-driven innovative solutions while remaining technologically neutral	
79. Use a bottom-up approach to identify and support a community's broadband needs	

2024-2050 RTP/SCS Regional Planning Policies	Project Consistency
Universal Basic Mobility	
80. Encourage partnerships and policies to broaden safe and efficient access to a range of mobility services that improve connections to jobs, education and basic services	Not Applicable. RTP/SCS Policy 80 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project. Notwithstanding, the Project site is located in a portion of the City with proximate access to basic services and employment opportunities, with the nearest existing bus stop occurring approximately 1.2 miles east of the site.
81. Promote increased payment credentials for disadvantaged community members and the transition of cash users to digital payment technologies to address payment barriers	Not Applicable. RTP/SCS Policy 81 provides direction to City and regional agency staff and decision makers and is not applicable to the proposed Project.
Workforce Development	
82. Foster a positive business climate by promoting regional collaboration in workforce and economic development between cities, counties, educational institutions and employers	Not Applicable. RTP/SCS Policies 82 to 86 provide direction to City and regional agency staff and decision makers and are not applicable to the proposed Project.
83. Encourage inclusive workforce development that promotes upward economic mobility	
84. Support entrepreneurial growth with a focus on underrepresented communities	
85. Foster a resilient workforce that is poised to effectively respond to changing economic conditions (e.g., market dynamics, technological advances and climate change)	
86. Inform and facilitate data-driven decision-making about the region's workforce	
Tourism	
87. Consult and collaborate with state, county and local agencies within the region that are charged with promoting tourism and transportation	Not Applicable. RTP/SCS Policies 87 and 88 provide direction to City and regional agency staff and decision makers and are not applicable to the proposed Project.
88. Encourage the reduced use of cars by visitors to the region by working with state, county and local agencies (e.g., park services, transportation agencies) to highlight and increase access to alternative options, including transit, passenger rail and active transportation	

Project Consistency with City of Corona General Plan Policies Related to Land Use and Planning

As indicated in Table 32, *Project Consistency with General Plan Policies Related to Land Use and Planning*, the proposed Project would be consistent with or otherwise would not conflict with the applicable General Plan goals and policies related to land use and planning. In addition, the Project's consistency with other General Plan policies related to the subject areas evaluated in this Environmental Assessment are addressed under the appropriate subject headings herein, and also demonstrate that the Project would be consistent with or otherwise would not conflict with all applicable General Plan goals and policies. As such, Project impacts due to a conflict with City of Corona General Plan would be less than significant.

Table 32 Project Consistency with General Plan Policies Related to Land Use and Planning

Goal/Policy	Project Consistency
General Plan Land Use Element Goals and Policies	
Goal LU-1: A community that contains a diversity of land uses that support the needs of and provide a high quality of life for its residents, sustain and enhance the City's economy and fiscal balance, are supported by adequate community infrastructure and services, and are compatible with the environmental setting and resources.	Consistent. The proposed Project is fully consistent with the General Plan Land Use Plan, which reflects the City's implementation of this goal.
Policy LU-1.1: Accommodate uses that support the diverse needs of Corona's residents, including opportunities for living, commerce, employment, recreation, education, culture, entertainment, civic engagement, and social and spiritual activity that are in balance with natural open spaces.	Not Applicable. Policy LU-1.1 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-1.2 Emphasize the development of uses that sustain Corona as a cohesive, distinct, and self-sustaining community and minimize the need for residents to travel to surrounding communities for retail goods, services, and employment.	Not Applicable. Policy LU-1.2 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-1.3 Accommodate uses that maintain or enhance Corona's fiscal viability and account for current and emerging market demands, while maintaining and improving the quality of life for current and future residents.	Not Applicable. Policy LU-1.3 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-1.4 Accommodate the types, densities, and mix of land uses that can be adequately supported by transportation and utility infrastructure (water, sewer, etc.) and public services (schools, parks, libraries, etc.)	Consistent. The Project's proposed land uses are fully consistent with the City of Corona General Plan Land Use Plan, which accommodates the types, densities, and mix of land uses that can be adequately supported by transportation and utility infrastructure and public services
Policy LU-1.5 Accommodate land use development in balance with the preservation and conservation of open spaces for recreation, aesthetic relief, natural resource value, and public safety (such as floodways, seismic fault zones, and other).	Consistent. The proposed Project would increase open space (i.e., natural open space, manufactured slopes, drainage basins, and public/private parks) from 149.55 acres under the Approved Project to 182.48 acres under the proposed Project, which represents an increase of 22.0% compared to the Approved Project. Areas proposed for open space include biologically sensitive lands and preservation/restoration areas.
Goal LU-2: A cohesive and integrated city of distinct and vital commercial and business districts and livable residential neighborhoods, correlated with supporting transportation and utility infrastructure that sustain natural open spaces, hillsides, and canyons.	Consistent. The proposed Project is fully consistent with the General Plan Land Use Plan, which reflects the City's implementation of this goal.
Policy LU-2.1 Design development to reflect Corona's unique physical setting considering its natural topography, environmental resources, and natural hazards by including vegetation management zones and emergency access	Consistent. The Project has been designed to address the site's steep hillsides while avoiding and preserving sensitive areas of the site as natural open space.

Goal/Policy	Project Consistency
roads within the project boundary.	
Policy LU-2.2 Require that land uses be located and designed to reflect and incorporate the property's natural drainage courses, to the extent feasible in consideration of public safety and habitat preservation.	Consistent. The Project has been designed to avoid the existing on-site drainage courses to the maximum feasible extent, and the Project would be subject to mitigation measures addressing impacts to the site's drainages.
Policy LU-2.3 Concentrate land uses within prescribed areas to minimize impacts on natural environmental resources and maximize the efficiency of supporting infrastructure, transit use, and the vitality of Corona's activity and business centers.	Consistent. The Project has been designed to concentrate proposed land uses in upland areas and away from sensitive biological habitats to the extent feasible, and the Project's intensity would support future expanded transit service in the local area.
Policy LU-2.4 Maintain and reinforce the City's urban form and pattern of viable commercial and business centers and residential neighborhoods; prevent incompatibilities in land uses that could detract from the appearance, quality, or functioning of each area.	Not Applicable. Policy LU-2.4 relates to the interface between commercial/business centers and residential properties, while the Project is located in a portion of the City that does not abut any commercial or business center uses.
Policy LU-2.5 Prioritize and reinforce the revitalization of Corona's historic Downtown as a major activity center. Encourage mixed land-uses to maximize customer base and access to transportation and public services.	Not Applicable. Policy LU-2.5 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-2.6 Maintain a land use pattern that accommodates a diversity of commercial districts that are differentiated by their function, customer base, and physical character and avoid unnecessary competition.	Not Applicable. Policy LU-2.6 relates to commercial districts, while the Project consists of a proposed residential community that is not located adjacent to any commercial districts.
Policy LU-2.7 Promote the re-use of economically obsolete and inefficient commercial corridors by consolidating retail and supporting uses into distinct activity nodes and redeveloping intervening areas for mixed use projects that integrate commercial and residential uses or single residential projects.	Not Applicable. Policy LU-2.7 relates to redevelopment within commercial and mixed use corridors, while the Project consists of a proposed new development on previously undeveloped land.
Policy LU-2.8 Integrate a complementary mix of open spaces (including parks, trails, and landscaping) within the City's existing urban fabric to enhance character, soften hardscapes, beautify the community, and create a high quality of life.	Consistent. The Project accommodates 11.42 acres of public and private parks, and the Project accommodates approximately 171.06 acres of natural open space, manufactured slopes, and drainage basins.
Goal LU-3: A development pattern that retains and complements the City's important residential neighborhoods, commercial and industrial districts, and open spaces.	Consistent. The Project's proposed development pattern would be consistent with the existing residential development patterns that occur to the east of the Project site, and the Project would have no adverse effects on the character of any existing residential neighborhoods.
Policy LU-3.1 Permit land uses and development consistent with the Corona General Plan Land Use Designations	Consistent. The Project's proposed land uses fully conform to the Project site's existing General Plan Land Use Designations.
Policy LU-3.2 Require that development not exceed the maximum density of land use designations allowed by the general plan and implemented through zoning districts.	Consistent. The Project's proposed land uses are fully consistent with the site's adopted General Plan land use designation of Low Density Residential and also are fully consistent with the range of uses allowed under the site's

Goal/Policy	Project Consistency
	adopted zoning classifications.
Policy LU-3.3 Allow flexibility in the defined land use types, densities, and intensities to account for changes in housing needs and characteristics, industrial and employment markets, and retail commercial enterprises that will occur during the implementation of this plan. Such deviations shall be considered only when found to be consistent with the plan's vision, goals, and overall policy intentions for community places, character, economy, environmental sustainability, and public safety.	Not Applicable. Policy LU-3.3 provides direction to City staff and decision makers and relates to employment generating uses, and is unrelated to the proposed Project.
Goal LU-4: Strategic growth that preserves viable residential neighborhoods and commercial and industrial districts, targets new development to parcels that are environmentally suitable and can be supported by infrastructure and services, and re-uses appropriate properties to enhance their economic vitality and community livability.	Consistent. No component of the proposed Project would adversely affect any existing residential neighborhoods or commercial and industrial districts, and adequate infrastructure exists or is proposed to support the Project's proposed land uses.
Policy LU-4.1 Accommodate future growth and development in accordance with Figure LU-1, the land use plan. This depicts lands on the City's periphery and within the existing urbanized area for which development may be considered for re-use and intensified development.	Consistent. The Project's proposed land uses are fully consistent with the site's adopted General Plan land use designation of Low Density Residential.
Policy LU-4.2 Distribute and phase the timing of development to protect the viability, character, and quality of existing residential neighborhoods, commercial districts, and industrial/business areas.	Not Applicable. Policy LU-4.2 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-4.3 Allow for the development of vacant lands on the periphery of existing development that complements the scale and pattern of existing uses; protects significant plant, animal, and other natural environmental resources by keeping vegetation management zones and emergency access roads within the project boundary; protects development and population from natural hazards; and where it is logical and feasible to extend infrastructure.	Consistent. The Project consists of a proposed residential development on currently vacant lands that has been designed to complement the scale and pattern of existing residential communities to the east while minimizing potential impacts to sensitive natural resources to the maximum feasible extent.
Policy LU-4.4 Proactively promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses.	Not Applicable. Policy LU-4.4 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-4.5 Manage the timing of development and allow development to occur only when public infrastructure and services needed to support that development are available, will be provided concurrently, or are committed to be provided within a reasonable time frame.	Consistent. All necessary public infrastructure and services needed to serve the proposed Project already are in place or are proposed as part of the Project.
Goal LU-5: Distinct and well-maintained neighborhoods and districts that contribute to the identity, character, and	Consistent. The Project has been designed to establish distinct and well-maintained neighborhoods and district

Goal/Policy	Project Consistency
image of Corona as a livable, diverse, innovative, and environmentally sustainable community.	that would contribute to the identity, character, and image of Corona as a livable, diverse, innovative, and environmentally sustainable community.
Policy LU-5.1 Promote development and revitalization of neighborhoods, commercial and industrial districts, and public places that are distinguished by their physical design, image, effectiveness in nurturing community socialization and economic activity, and perception as valued places.	Consistent. The Project consists of a proposed residential development that includes amenities that would distinguish the proposed community in terms of physical design, image, and effectiveness in nurturing community socialization.
Policy LU-5.2 Promote development patterns and structures that recognize and maintain the historic character of recognized heritage properties and those that have potential to become eligible for historical significance.	Not Applicable. Policy LU-5.2 relates to development adjacent to historic and heritage properties, and the Project site is not located within close proximity to any such properties.
Policy LU-5.3 Distinguish the city's neighborhoods and districts in their character and physical appearance by considering their physical and visual separation, edge and entry treatment, architecture, landscape, streetscape, and comparable elements during their design and development.	Consistent. Future development on site would be required to comply with the Development Standards and Design Guidelines of the proposed SHSP, which would ensure the community is developed in a manner that considers physical and visual separation, edge and entry treatment, architecture, landscape, streetscape, and comparable elements.
Policy LU-5.4 Encourage preparation of Specific Plans for large vacant lands planned for residential, commercial, industrial, or mixed-use purposes, or for the re-use of existing multiple properties where the intent is to establish a cohesive district.	Consistent. In conformance with this policy, the Project includes an application for the proposed SHSP, which would help to establish a cohesive residential district on the Project site.
Policy LU-5.5 Enhance Corona's system of parks, greenways, and open spaces by linking these and surrounding natural areas, including along the Temescal Creek, with pedestrian trails and greenways where feasible.	Consistent. The Project accommodates 11.42 acres of public and private parks, and the Project accommodates approximately 171.06 acres of natural open space, manufactured slopes, and drainage basins. The Project's proposed parks would be connected by sidewalk and trail connections to natural trail systems on site that would be maintained as part of the Project.
Policy LU-5.6 Require the submittal and approval of landscape plans for all development projects consistent with adopted ordinances and guidelines; encourage sustainable practices for landscape materials, design, irrigation, and maintenance.	Consistent. The Project's application materials include a landscape plan that complies with all adopted ordinances and guidelines, and promotes sustainable practices by incorporating drought-tolerant plants.
Policy LU-5.7 Require property owners and tenants to maintain landscaping, remove weeds, and replace unhealthy or dead landscape; enforce landscape maintenance through proactive enforcement.	Not Applicable. Policy LU-5.7 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-5.8 Encourage developers to incorporate mature, specimen trees and other significant landscaping that may exist on the site into the design of the project.	Consistent. As discussed herein in Subsection 2.4, and in conformance with City requirements, the Project would be required to replace oak trees impacted by the Project at no less than a 2:1 ratio, with replacement oak trees proposed to be planted in the on-site open space areas.

Goal/Policy	Project Consistency
Policy LU-5.9 Require adherence to the design and development guidelines as subsequently stipulated by this plan's policies for each land use district, as well as implementing ordinances and specific plans.	Consistent. As demonstrated through the analysis provided herein, the Project would comply with all applicable design and development guidelines promulgated by the City's General Plan and/or the proposed SHSP.
Policy LU-5.10 Promote quality development through site design, architectural elements, and landscaping characteristics that make Corona a desirable place to live and work and respond to the local context.	Consistent. The Project has been designed to promote quality development through site design, architectural elements, and landscaping characteristics, and the Project would be subject to compliance with the development standards and design guidelines of the proposed SHSP, thereby ensuring the Project contributes towards making the City of Corona a desirable place to live and work.
Policy LU-5.11 Require projects to implement appropriate building orientation, setbacks, buffering, privacy, and vehicle access as well as mitigate potential impacts associated with noise and lighting in order to be compatible with adjacent land uses.	Consistent. The Project would be require to comply with all applicable provisions of the CMC, including those related to building orientation, setbacks, buffering, privacy, and vehicle access, and the Project would result in less-than-significant impacts due to noise and lighting (as discussed herein in Subsections 2.13 and 2.1, respectively.
Policy LU-5.12 Require that development in neighborhoods, districts, and other community activity centers be designed to accommodate public gatherings and pedestrian activity.	Not Applicable. Policy LU-5.12 relates to community activity centers, and the Project site is not located within any existing activity centers.
Policy LU-5.13 Require that new master-planned residential subdivisions incorporate parks, greenways, and open spaces as character-defining amenities for their residents, emphasizing the retention of natural landforms and important plant communities.	Consistent. The Project includes 11.42 acres of public and private parks, and the Project accommodates approximately 171.06 acres of natural open space, manufactured slopes, and drainage basins that would preserve natural landforms and important plant communities to the extent feasible.
Policy LU-5.14 Support the conservation, maintenance, and upgrading of housing, commercial buildings, and historic structures through education, technical and financial assistance, and partnerships.	Not Applicable. Policy LU-5.14 provides direction to City staff and decision makers and relates to existing housing, commercial buildings, and historic structures, and is unrelated to the proposed Project, which is proposed on a previously undeveloped property.
Policy LU-5.15 Require that new and rehabilitated structures be designed, built, and maintained in a manner that promotes their physical longevity, and at the same time provide architectural details consistent with the City's design guidelines and other applicable codes and ordinances.	Consistent. All structures proposed as part of the Project would be designed, built, and maintained in a manner that promotes their physical longevity. All proposed residential structures would be required to comply with the residential design guidelines contained in the proposed SHSP, and would be subject to compliance with all applicable codes and ordinances.
Policy LU-5.16 Maintain proactive code enforcement and nuisance abatement programs to ensure that properties in Corona's residential neighborhoods and business and service districts are properly maintained in order to preserve the quality and appearance of developed properties, making the city a desirable place to reside and/or conduct commerce.	Not Applicable. Policy LU-5.16 provides direction to City staff and decision makers and is unrelated to the proposed Project.

Goal/Policy	Project Consistency
Policy LU-5.17 Promote and support community efforts for the renovation of structures and facilities; work with local organizations to educate residential, commercial, industrial, and institutional property owners and tenants regarding property maintenance.	Not Applicable. Policy LU-5.17 provides direction to City staff and decision makers and relates to renovation of structures and facilities, and is unrelated to the proposed Project.
Goal LU-6: A community that promotes sustainability in the planning, design, and construction of developments to create a more livable community and achieve broader economic and environmental objectives.	Consistent. The Project has been designed to avoid impacts to the environment to the maximum feasible extent, and the Project would be subject to compliance with all applicable mitigation measures from the SHP EIR (as modified/supplemented herein) to ensure that all Project impacts remain below a level of significance.
Policy LU-6.1 Promote sustainable features in new construction and significant renovations, including the use of locally sourced, recycled, and sustainable-sourced building materials, energy- and water-efficient building design, integrated renewable energy and energy storage systems, and waste minimization during construction.	Not Applicable. Policy LU-6.1 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-6.2 Require that new residential, commercial, office, and industrial development be designed to minimize consumption of and sustain scarce environmental resources through: • Site design—concentration and intermixing of development to minimize vehicular trips and promote walking and building orientation for solar access and heat gain and loss • Landscaping—drought-tolerant species, use of recycled water for irrigation, and other purposes • Capture of rainwater and re-use on site • Building design and construction materials—energy- and water efficient fixtures, recycled building materials, insulation and wall thickness, permeable paving surfaces, and comparable techniques	Consistent. The Project has been designed to minimize the consumption of scarce environmental resources by concentrating residential development in upland areas, by incorporating drought-tolerant species in the Project's landscape plan, and the Project would be subject to compliance with the current Title 24 standards that promote energy and water efficiency.
Goal LU-7: Residential neighborhoods that contain a diversity of housing and supporting uses to meet the needs of Corona's residents and that are designed to enhance livability and a high quality of life.	Consistent. The Project's proposed TTM 3654R1 would subdivide the 249.39-acre property to provide for 144 residential lots on 45.75 acres to accommodate up to 276 dwelling units, and would include a diversity of housing types including 93 single-family detached housing units on minimum 7,200 s.f. lots, three custom single-family lots, 104 eight-cluster single-family detached housing units, and 77 four-cluster single-family detached housing units.
Policy LU-7.1 Accommodate the development of a diversity of residential housing types that meet the needs of Corona's population in accordance with the Land Use Plan's designations, applicable density standards and design and development policies, and the adopted housing element.	Consistent. The Project's proposed TTM 3654R1 would subdivide the 249.39-acre property to provide for 144 residential lots on 45.75 acres to accommodate up to 276 dwelling units, and would include a diversity of housing types including 93 single-family detached housing units on minimum 7,200 s.f. lots, three custom single-family lots, 104 eight-cluster single-family detached housing units, and

Goal/Policy	Project Consistency
	77 four-cluster single-family detached housing units. The Project's proposed land uses are fully consistent with the site's adopted General Plan land use designation of Low Density Residential.
Policy LU-7.2 Promote the development of innovative forms of housing that increase the diversity and affordability of units to meet the needs of the population, such as mixed-use that integrate housing with commercial and other uses, live/work structures, loft housing, and other similar housing types.	Not Applicable. Policy LU-7.2 provides direction to City staff and decision makers and is unrelated to the proposed Project, which does not propose any mixture of land uses beyond the Project's proposed residential, park, and open space land uses.
Policy LU-7.3 Allow for the development of accessory dwelling units and other similar uses in appropriate residential zones, provided that parking, design, building and safety, and other neighborhood regulations comply with State statutory requirements and local regulations.	Not Applicable. Policy LU-7.3 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-7.4 Allow for the integration of land uses within residential neighborhoods that support and are complementary to their primary function as living environments, including but not limited to: schools, parks, trails, community centers, community meeting facilities, and other comparable uses that provide supporting services.	Not Applicable. Policy LU-7.4 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-7.5 Allow for home occupations in Corona's residential neighborhoods that do not diminish the quality and character of the neighborhood and update the city's home occupation ordinance in accordance with state adopted legislation for certain home-based businesses.	Not Applicable. Policy LU-7.5 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-7.6 Allow for the development of family day care facilities, appropriately sized childcare centers, and small residential care facilities (as defined by the State of California) subject to compliance with regulations in state law and the municipal code.	Not Applicable. Policy LU-7.6 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-7.7 Require that single-family detached and attached housing be well designed in a manner that will enhance and maintain a high level of neighborhood quality in consideration of the following principles: • Avoidance of "box-like" structures through the articulation and modulation of building elevations and masses. • Variation of rooflines and architectural design treatment of all elevations that are visible from public places. • Use of entries and windows on street-facing elevations to visually "open" the house to the neighborhood. • Minimize the use of paving for driveways and parking areas in front yard setbacks.	Consistent. The Project's proposed residential units would be developed in accordance with the development standards and design guidelines of the proposed SHSP, which has been designed to promote neighborhood quality and incorporates the principles referenced by this policy.
Policy LU-7.8 Require that new multi-family residential	Not Applicable. Policy LU-7.8 relates to multi-family

Goal/Policy	Project Consistency
projects be designed to convey a high level of visual and physical quality and distinctive neighborhood character in consideration of the following principles: • Architectural treatment of building elevations and modulation of mass to convey the character of separate units, avoiding the sense of a singular building mass. • Design of parking areas integral with the architecture of the residential portions of the structure, including its style, materials, colors, and forms. • Incorporation of usable and functional private open space for each residential unit • Incorporation of common open space that creates a pleasant living environment while providing attractive locations for recreation.	residential developments, while the Project proposes only single-family residential development.
Policy LU-7.9 Encourage the attractive treatment of front yards and other areas in residential neighborhoods that are visible from the street, including limits on the area that may be paved for parking or other uses.	Not Applicable. Policy LU-7.9 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy LU-7.10 Require that fencing and walls in residential neighborhoods achieve high aesthetic and safety standards considering the following principles: • Fencing and walls should not obstruct vehicle sight lines and create hazards for pedestrians and bicyclists. • Fencing and walls should be compatible with or complement the architectural design of nearby structures. • Fencing and walls shall be regularly maintained, repaired, and kept in excellent condition • Fencing and walls should make a positive contribution to the character of the neighborhood.	Consistent. All fencing proposed on site would be subject to compliance with the proposed SHSP's development standards and design guidelines, which incorporate these principles. The remaining portions of this policy provide direction to City staff and decision makers and are unrelated to the proposed Project.
Existing Neighborhoods: Goal LU-8 and Policies LU 8.1 through LU-8.14	Not Applicable. Goal LU-8 and Policies LU 8.1 through LU-8.14 relate to existing neighborhoods within the City, while the Project site currently is undeveloped; thus, this goal and these policies are not applicable to the proposed Project.
Goal LU-9: Development of new residential neighborhoods that complement existing neighborhoods, contain a mix of neighborhood-supportive land uses, exhibit high quality architectural design, and ensure a high level of livability for their residents.	Consistent. The Project accommodates 11.42 acres of public and private parks, and the Project would be developed in accordance with the development standards and design guidelines of the proposed SHSP, which includes requirements that would ensure high-quality architectural design and would provide a high level of livability for Project residents.
Policy LU-9.1 Accommodate the development of new residential neighborhoods in areas depicted by the land use plan and growth and development policy plan that contain a diversity of housing and supporting schools,	Consistent. The Project's proposed residential land uses are fully consistent with the site's General Plan land use designation of Low Density Residential, and the Project includes a number of amenities including trails and 11.42

Goal/Policy	Project Consistency
parks, and other amenities.	acres of public and private parks.
Policy LU-9.2 Promote the development of master planned communities that integrate a diversity of housing, parks, schools, trails, open spaces, and other elements into a distinct place. Require a development pattern that ties together parcels into a cohesive whole addressing the location and massing of buildings, architecture, landscape, pedestrian trails, key landmarks, and similar elements.	Consistent. The Project incorporates a mixture of residential, park, and open space land uses, and all future development on site would be subject to compliance with the development standards and design guidelines of the proposed SHSP, which includes standards and design guidelines addressing the location and massing of buildings, architecture, landscape, pedestrian trails, key landmarks, and similar elements
Policy LU-9.3 Encourage the integration of a mix of housing types into new residential neighborhoods, which may include single-family homes, townhomes, row houses, live-work, and multi-family units to the extent the integration is appropriate and complements surrounding land uses.	Consistent. The Project includes a diversity of housing types including 93 single-family detached housing units on minimum 7,200 s.f. lots, three custom single-family lots, 104 eight-cluster single-family detached housing units, and 77 four-cluster single-family detached housing units.
Policy LU-9.4 Design the distribution of residential land uses to avoid the overconcentration of multi-family units by limiting their number in any single location and providing for their dispersal throughout the neighborhoods.	Not Applicable. Policy LU-9.4 provides direction to City staff and decision makers and is unrelated to the proposed Project. Additionally, the Project is fully consistent with the site's adopted General Plan land use designation, and the General Plan Land Use Plan was designed to implement this policy.
Policy LU-9.5 Establish and locate a focal point of identity and activity within walking distance of all housing in new residential neighborhoods that may consist of a school, community meeting facilities, parks, nonresidential areas with public facilities, and similar uses.	Consistent. The Project has been designed to include a number of amenities including trails and 11.42 acres of public and private parks.
Policy LU-9.6 Support the development of public uses that offer the opportunity for the sharing of facilities such as the integration of school play fields and athletic fields with public parks, public and school libraries, and multi-purpose facilities.	Not Applicable. Policy LU-9.6 relates to public uses, and no public uses are proposed as part of the Project that could be collocated with the Project's proposed public and private parks.
Policy LU-9.7 Site and design new residential developments to enhance neighborhood quality by: • Establishing a network of streets and pedestrian paths that promote neighborhood activity, internal access, and connectivity to surrounding areas. • Enhancing the visual quality and character of street frontages through extensive landscape and reduction of the visual dominance of garages. • Promoting architectural diversity for residential, commercial, and other supporting uses consistent with established design guidelines. • Varying heights and rooflines of new development (residential, commercial, etc.) along the street frontages to allow for visual interest.	Consistent. All future development on site would be subject to compliance with the development standards and design guidelines of the proposed SHSP, which incorporates requirements for siting and design that would enhance the proposed residential community, in conformance with this policy.
Policy LU-9.8 Require that multi-family development abutting single-family housing units incorporate setbacks,	Not Applicable. Policy LU-9.8 relates to the collocation of single family uses with multi-family uses, while no multi-

Goal/Policy	Project Consistency
step down in height and mass as it approaches lower density areas, and incorporate other design elements to ensure an appropriate transition between the uses.	family uses are proposed as part of the Project.
Policy LU-9.9 Require that residential neighborhoods be designed to ensure visual and physical compatibility among their various uses, as well as adjoining neighborhoods, commercial and industrial districts, and open spaces.	Consistent. All future development on site would be subject to compliance with the development standards and design guidelines of the proposed SHSP, which incorporates requirements to ensure visual and physical compatibility among all proposed land uses on site.
Policy LU-9.10 Require that new residential development pay its fair share of the cost of capital improvements, public facilities, and services needed to serve that development. Ensure that funding mechanisms for landscape maintenance and improvement are required for each.	Consistent. The Project would be subject to payment of all applicable fees, such as the City's DIF fee and TUMF fee, and the Project would be required to contribute a fair share towards transportation improvements not currently identified under existing funding programs.
Goal LU-10 and Policies LU-10.1 through LU-10.8	Not Applicable. Goal LU-10 and Policies LU-10.1 through LU-10.8 relate to development of low-density residential neighborhoods on the City's southern periphery, while the Project site is located in the western portion of the City.
Commercial and Office Districts: Goal LU-11 and Policies LU-11.1 through LU-11.14.	Not Applicable. Goal LU-11 and Policies LU-11.1 through LU-11.14 relate to commercial and office developments, and the Project does not include any such uses.
Industrial Districts: Goal LU-12 and Policies LU-12.1 through LU-12.9.	Not Applicable. Goal LU-12 and Policies LU-12.1 through 12.9 relate to industrial developments, and the Project does not include any such uses.
Mixed Use Districts: Goals LU-13 and LU-14 and Policies LU 13.1 through LU-14.4.	Not Applicable. Goals LU-13 and LU-14 and Policies LU 13.1 through LU-14.4 relate to mixed use developments, and the Project includes only residential, recreational, and open space land uses, and as such does not comprise a proposed mixed-use community..
Public and Institutional Uses: Goal LU-15 and Policies LU-16.1 through LU-15.7.	Not Applicable. Goal LU-15 and Policies LU-16.1 through LU-15.7 relate to public and institutional uses , and the Project does not include any such uses.
Goal LU-16: Open spaces that provide Corona's residents with opportunities to enjoy the natural environment, provide visual "relief" from urban development, protect significant plant and animal habitats, and protect development from natural environmental hazards.	Consistent. The proposed Project would increase open space (i.e., natural open space, manufactured slopes, drainage basins, and public/private parks) from 149.55 acres under the Approved Project to 182.48 acres under the proposed Project, which represents an increase of 22.0% compared to the Approved Project. The Project also has been designed to preserve sensitive habitats on site to the maximum feasible extent.
Policy LU-16.1 Accommodate open spaces that can be used for recreation and conserved to protect significant plant and animal habitats and population from the risks of flood, fire, and seismic hazards in accordance with the designations of the land use plan.	Consistent: The proposed Project accommodates 182.48 acres of open space (i.e., natural open space, manufactured slopes, drainage basins, and public/private parks), and the Project would improve trailheads for existing natural trails that exist within the Project's proposed open space areas, which would be maintained as

Goal/Policy	Project Consistency
	publicly-accessible trails under the proposed Project.
Policy LU-16.2 Require the dedication of additional open spaces in new residential subdivisions and other applicable development, where necessary, to preserve the natural topography, plant and animal habitats, and flooding and drainage corridors in accordance with subsequent policies of this plan.	Consistent: The proposed Project accommodates 182.48 acres of open space (i.e., natural open space, manufactured slopes, drainage basins, and public/private parks), and the Project's open space areas encompass the portions of the Project site with substantial natural topography and the portions of the site with the most sensitive biological habitat.
Policy LU-16.3 Protect viewsheds by prohibiting the placement of electrical transmission lines, substations, and other types of overhead or at grade heavy infrastructure into public open space or other sensitive areas.	Not Applicable. The Project does not propose any electrical transmission lines, substations, and other types of overhead or at grade heavy infrastructure.
Policy LU-16.4 Design improvements constructed in public open spaces to reflect their natural environmental setting in form, materials, and colors and to ensure compatibility with adjoining residential, commercial, and industrial uses.	Consistent. Improvements proposed within the Project's planned open space areas would be limited to the installation of trailhead signage and restoration on site for temporarily impacted habitats. The Project also has been designed to ensure compatibility between proposed residential and open space uses, and the Project would be subject to the SHP EIR mitigation measures related to biological resources (as modified/supplemented herein).
Policy LU-16.5 Require that improvements required to be placed in open space areas (e.g., reservoirs, lighting, and other infrastructure) be designed to minimize the impact on the landscape, avoid obstructing viewsheds, and be shielded to the extent feasible by landscaping, trees, and other natural forms.	Consistent. Improvements within the Project's open space areas would be limited to restoration of some temporarily disturbed areas, and the construction of trailheads/signage at the entrance to the existing open space trails on site. No reservoirs, lighting, or other infrastructure is proposed within the Project's open space areas, with exception of the Project's detention basins.
Policy LU-16.6 As a requirement for new development, ensure the financing, planning, design, and construction of parkland as required by the Quimby Ordinance, community needs, and consistent with the parks, recreation, and education element.	Consistent. According to data available from the United States Census Bureau, the City of Corona has an average of approximately 3.28 residents per household (USCB, 2024). Thus, the proposed Project evaluated herein would generate a future population of approximately 905 residents (276 units x 3.28 persons/unit = 905.28 persons). In order to meet the parkland standard established by General Plan Policy PR-1.1 of three acres of parkland for every 1,000 residents, the Project would require a minimum of 2.72 acres of parkland (905.28 persons x 3.0 acres/1,000 persons = 2.716 acres). The proposed Project would accommodate a total of 9.25 acres of public parks and 2.17 acres of private parks, which would exceed the Quimby Ordinance requirement to accommodate 2.72 acres of parkland.
Policy LU-16.7 Work with Corona Fire, CAL FIRE and Forest Service and with property owners in affected areas to reduce and minimize the hazards associated with wildfire in the hillsides and open spaces, consistent with the goals and policies of the safety element.	Consistent. As discussed in further detail herein in Subsection 2.19, *Wildfire*, the Project would implement the recommendations of the Project's Fire Protection Plan (EIR Addendum *Technical Appendix K*), which would serve to reduce and minimize the hazards to future residents and

Goal/Policy	Project Consistency
	structures on site associated with wildfire hazards, and no component of the Project would conflict with the goals and policies contained within the Safety Element.
Opportunity Districts and Sites: Goals LU-17 through LU-21 and Policies LU-17.1 through LU-21.5.	Not Applicable. Goals LU-17 through LU-21 and Policies LU-17.1 through LU-21.5 pertain to specific areas of the City of Corona, and the Project site is not located within any of the areas addressed by these goals and policies.
Sphere of Influence: Goal LU-22 and Policies LU 22.1 through LU 22.20.	Not Applicable. Goal LU-22 and Policies LU 22.1 through LU 22.20 pertain to lands within the City of Corona Sphere of Influence, and the Project site is located within the City limits and is not located within the City's Sphere of Influence.
Corona Municipal Airport: Goal LU-21 and Policies LU-23.1 through LU-23.8	Not Applicable. Goal LU-21 and Policies LU-23.1 through LU-23.8 pertain to the City of Corona Municipal Airport, and are not applicable to the proposed Project, which is not located within the Airport Influence Area for this facility.
General Plan Housing Element Goals and Policies	
Goal H-1: Promote and maintain a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the City.	Not Applicable. Policy H-1 provides direction to City staff and decision makers and is unrelated to the proposed Project. Notwithstanding, the Project accommodates a diversity of housing types including 93 single-family detached housing units on minimum 7,200 s.f. lots, three custom single-family lots, 104 eight-cluster single-family detached housing units, and 77 four-cluster single-family detached housing units.
Policy H-1.1 Continue to support public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable housing to lower and moderate-income households.	Not Applicable. Policy H-1.1 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy H-1.2 Promote specific plans and zoning map amendments that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints.	Consistent. All future development on site would be subject to compliance with the development standards and design guidelines of the proposed SHSP, and the Project accommodates a diversity of housing types including 93 single-family detached housing units on minimum 7,200 s.f. lots, three custom single-family lots, 104 eight-cluster single-family detached housing units, and 77 four-cluster single-family detached housing units. The Project's design also avoids the site's environmental constraints to the maximum feasible extent.
Policy H-1.3 Provide sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community.	Not Applicable. Policy H-1.3 provides direction to City staff and decision makers and is unrelated to the proposed Project.

Goal/Policy	Project Consistency
Policy H-1.4 Support the development of sustainable projects that reduce demand for water and energy resources, reduce commute times and operational costs, and provide for transit-oriented development.	Not Applicable. Policy H-1.4 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy H-1.5 Create or expand zoning designations and commensurate development standards to encourage flexibility in permitted land use types that respond to changing market forces and provide opportunities for higher density residential development, mixed-use residential/commercial development, and transit oriented residential development in appropriate areas of the City.	Not Applicable. Policy H-1.5 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Special Needs Housing: Goal H-2 and Policies H-2.1 through H-2.5	Not Applicable. Goal H-2 and Policies H-2.1 through H-2.5 pertain to special needs housing, and is not applicable to the proposed Project which does not include special needs housing beyond the typical single-family residential units proposed as part of the Project.
Goal H-3: Maintain high quality residential development standards to ensure the establishment of livable neighborhoods with lasting safety and aesthetic value, and to promote the maintenance and preservation of historic neighborhoods.	Not Applicable. Goal H-3 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy H-3.1 Recognize the City's inventory of existing historic structures and seek programs to enhance and preserve those neighborhoods.	Not Applicable. Policy H-3.1 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy H-3.2 Encourage the revitalization of the existing dwelling units in the Circle area through rehabilitation programs.	Not Applicable. Policy H-3.2 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy H-3.3 Provide public services and improvements that enhance and create neighborhood stability.	Not Applicable. Policy H-3.3 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy H-3.4 Continue to establish and enforce property maintenance regulations that promote the sound maintenance of property and enhance the livability and appearance of residential areas.	Not Applicable. Policy H-3.4 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy H-3.5 Maintain design review for new residential developments to ensure the construction of livable and aesthetically pleasing neighborhoods.	Not Applicable. Policy H-3.5 provides direction to City staff and decision makers and is unrelated to the proposed Project. Notwithstanding, the City has reviewed the proposed Project's design to ensure that the Project promotes the establishment of livable and aesthetically pleasing neighborhoods.
Policy H-3.6 Prioritize water and sewer services and upgrades in areas of the city that have been identified as urban infill sites for the planning of affordable housing.	Not Applicable. Policy H-3.6 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Fair Housing: Goal H-4 and Policies H-4.1 and H-4.2	Not Applicable. Goal H-4 and Policies H-4.1 and H-4.2 provide direction to City staff and decision makers and are

Goal/Policy	Project Consistency
	unrelated to the proposed Project.
General Plan Community Design Element Goals and Policies	
Goal CD-1: Public street landscapes that unify the City of Corona and contribute to the unique identity of its neighborhoods, districts, and public places.	Consistent. All future development on site would be subject to compliance with the development standards and design guidelines of the proposed SHSP, including requirements for street landscapes, which implement the requirements of this policy.
Policy CD-1.1 Require the planting and maintenance of street trees as part of development applications with consideration for the following principles: • Physical constraints of the public street right-of-way, maintenance needs, and safety. • Importance of shade, beauty, and variety of species that encourage pedestrian activity. • Reflects the context of the surrounding residential, commercial, office, or industrial land uses.	Consistent. Street trees would be planted as part of the Project along all of the Project's proposed on-site roadways. Additionally, all landscaping on site would occur in conformance with the design guidelines presented in the proposed SHSP, which implement these principles.
Policy CD-1.2 Maintain a street tree maintenance and enhancement program that visually distinguishes neighborhoods, districts, and corridors. Areas requiring specific treatment include, but are not limited to, Downtown along Grand Boulevard, Sixth Street, North Main Street Corridor, and other key districts.	Not Applicable. Policy CD-1.2 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy CD-1.3 Maintain a street landscape master plan that identifies species to be used along public streets throughout the City. A palette of trees and landscaping should be designed to allow for: • Differentiation within key districts in the City, including Downtown, Sixth Street, North Main, and other locations. • Differentiation at the street's key nodal intersections, entryways, and public places. • Sustainable landscaping practices including but not limited to drought-resistant species.	Not Applicable. Policy CD-1.3 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy CD-1.4 Protect landscaping and mature trees that are symbolic of the City's agricultural heritage, history, or identity for a district, neighborhood, or street corridor.	Not Applicable. Policy CD-1.4 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy CD-1.5 Require developers of residential subdivisions to submit a landscape plan that defines a program of trees and plantings that uniquely identify streets, principal entries and intersections, and activity centers such as parks and community facilities.	Consistent. The Project's application materials include a landscape plan that defines a program of trees and plantings that uniquely identify streets, principal entries and intersections, and the Project's proposed public and private parks.
Policy CD-1.6 Seek to expand the citywide and district-specific district financing mechanisms to fully fund the cost of adding to, maintaining, and improving the City's public landscaping and street trees.	Not Applicable. Policy CD-1.6 provides direction to City staff and decision makers and is unrelated to the proposed Project.
City Entries and Monumentation: Goal CD-2 and Policies	Not Applicable. Goal CD-2 and Policies CD-2.1 through CD-

Goal/Policy	Project Consistency
CD-2.1 through CD-2.3	2.3 relate to City entries and monumentation at major city entrances and corridors, and are unrelated to the proposed Project.
Public Signage: Goal CD-3 and Policies CD-3.1 through CD-3.5	Not Applicable. Goal CD-3 and Policies CD-3.1 through CD-3.5 relate to public signage and wayfinding, while the Project would include appropriate signage in accordance with this goal and these policies.
Goal CD-4: A network of trails and greenways that interconnect Corona's parklands, open spaces, and drainages that provide hiking and bicycle opportunities and access into surrounding open spaces and natural areas.	Consistent. The Project site includes several existing improved and unimproved trails that traverse portions of the site that are proposed to be retained within the Project's proposed natural open space areas on site. This includes the portion of the Skyline Ridge Trail that occurs on site, which would be retained within the on-site open space areas and would be provided with a non-vehicular connection to Foothill Parkway.
Policy CD-4.1 Develop a plan and implement improvements that visually and physically interconnect the City's parklands and link these and residential neighborhoods with the Cleveland National Forest, and other open spaces. This may be accomplished by the installation of a continuous corridor of trees, plantings, informational signage, trails, and/or other defining elements along streets that connect the parks and open spaces or new corridors, where feasible.	Consistent. The Project's proposed open space areas would be physically interconnected with open space areas within the adjacent Cleveland National Forest (CNF), and the Project would install trailhead directional and safety signs. In addition, the Project would be subject to compliance with SHP EIR PDF LU-1, which requires the posting of signage to delineate the boundary between the Project's open space areas and the CNF in order to preclude unauthorized access to open space areas within the CNF.
Policy CD-4.2 New development adjoining open spaces, washes or have the ability to provide pedestrian connections to off-site trails or pathways should be designed to ensure landscape transitions and compatibility with these resources. Such improvements should be designed to provide adequate flood protection for adjoining properties.	Consistent. The Project's landscape plan has been designed to provide a transition between proposed development areas and on-site open space areas, and the Project would accommodate public trailheads to the existing natural trails that would be preserved within the on-site open space areas.
Districts, Nodes, and Corridors: Goal CD-5 and Policies CD-5.1 through CD-5.11	Not Applicable: Goal CD-5 and Policies CD-5.1 through CD-5.11 relate to downtown Corona, North Main Street, and key corridors and activity nodes, while the Project site is not located within the portions of the City affected by this goal and these policies

c) Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that the SHP would not conflict with any applicable habitat conservation plan or natural community conservation plan. The SHP EIR found that the SHP site is located within the Temescal Canyon Area Plan of the MSHCP, and determined that the payment of a development mitigation fee is intended to provide full mitigation. Therefore, the SHP EIR concluded that impacts would be less than significant. (Corona, 2015, p. 4.I-25)

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. As previously discussed under the analysis of Threshold f) in Subsection 2.4, *Biological Resources*, with implementation of the SHP EIR Mitigation Measures related to biological resources (as modified/supplemented by this Addendum No. 1 to the SHP EIR), the proposed Project would be fully consistent with the Western Riverside County MSHCP, which is the only applicable habitat conservation plan or natural conservation plan to the proposed Project. Accordingly, and consistent with the findings of the SHP EIR, with mitigation the Project would not conflict with any applicable habitat conservation plan or natural community conservation plan, and impacts would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

Mitigation Measures

The following Project Design Feature (PDF) from the SHP EIR shall apply in order to preclude potential impacts to National Forest Service (NFS) lands within the Cleveland National Forest (CNF).

PDF LU-1: The project applicant will survey and post the location of the private property boundary line where it abuts NFS lands within the project area.

2.12 Mineral Resources

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Environmental Analysis

a) Would the Project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Skyline Heights Project EIR Findings: The Notice of Preparation (NOP) prepared for the SHP EIR determined that construction and operation of the SHP would not result in any significant impacts to mineral resources (Corona, 2014).

EIR Addendum No. 1 Finding: <u>No Substantial Change from Previous Analysis</u>. According to mapping information available from the California Geological Survey (CGS), and consistent with the findings of the SHP EIR, the Project site and surrounding areas are classified within Mineral Resources Zone (MRZ) 3, which includes "[a]reas containing mineral deposits the significance of which cannot be evaluated from available data" (CGS, 2014). In addition, the City of Corona General Plan does not identify the Project site as a locally-important mineral resource recovery site, and the Project site currently is not subject to any adopted Specific Plans. In addition, no portion of the Project site would be designated for mineral resources production by the proposed SHSP. Accordingly, the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, and would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact would occur. The proposed Project also would develop the same area the SHP EIR assumed would be developed by the Approved Project. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

2.13 Noise

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b. Result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project expose people residing	☐	☐	☐	☒

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
or working in the project area to excessive noise levels?				
g. Conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan and municipal code) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Environmental Analysis

In order to evaluate the proposed Project's potential to result in significant air quality impacts, a Project-specific technical study was prepared for the Project by Urban Crossroads, Inc. (herein, "UC"). This report is titled, "Skyline Heights (TTM No. 36544R1), SP00-001 Amendment No. 1, Noise and Vibration Analysis" (herein, "NVA"), is dated December 11, 2023, and is included herein as *Technical Appendix I* (UC, 2023).

a) Would the Project result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

c) Would the Project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

d) Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact With Mitigation Incorporated**. The SHP EIR found that implementation of the SHP could result in temporary increases in ambient noise levels and expose people to temporary, intermittent, and moderate to high-level noise levels. However, as the SHP would comply with the City of Corona's Noise Ordinance, the SHP EIR found that construction noise impacts would be less than significant. Nonetheless, the SHP EIR imposed mitigation to minimize the potential for construction noise impacts at the nearby noise sensitive residential land uses. The SHP EIR also found that the SHP's proposed residential uses would not result in a substantial permanent increase in ambient noise levels in the SHP vicinity above levels existing without the SHP. Thus, the SHP EIR concluded that long-term operational noise impacts would be less than significant. (Corona, 2015, pp. 4.J-14 to 4.J-20)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The proposed Project evaluated is substantially the same as the project evaluated by the SHP EIR, except that the currently-proposed Project includes 16 fewer residential dwelling units, and the proposed Project would increase open space (i.e., natural open space, manufactured slopes, drainage basins, and public/private parks) from 149.55 acres under the Approved Project to 182.48 acres under the proposed Project, which represents an increase of 22.0% compared to the Approved Project. Thus, it can be concluded that the Project's construction- and operational-related noise impacts would be less than what was evaluated and disclosed for the Project site by the SHP EIR. Notwithstanding, provided

below is an assessment of the proposed Project's potential to result in substantial temporary or permanent noise increases during construction, including noise associated with construction-related blasting activities, followed by a discussion and analysis of the Project's potential noise impacts under long-term operations associated with site operations and off-site Project-related traffic.

Existing Noise Measurement Results

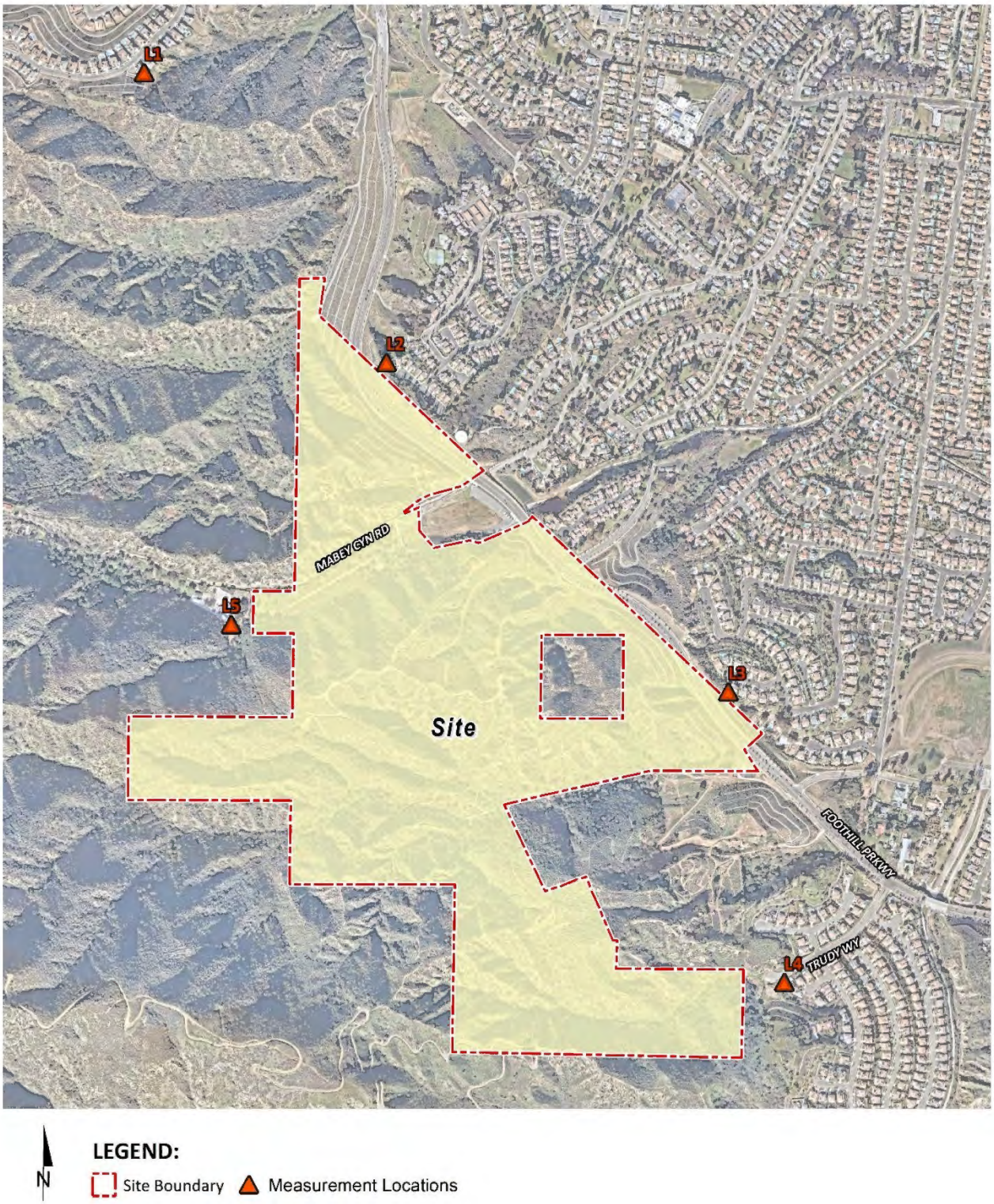
To describe the existing noise environment, the hourly noise levels were measured during typical weekday conditions over a 24-hour period (refer to Section 5 of the Project's NVA, included as *Technical Appendix I*, for a description of the methodology used to collect existing noise measurements). The long-term noise level measurements were positioned as close to the nearest sensitive receiver locations as possible to assess the existing ambient hourly noise levels surrounding the Project site. Figure 10, *Noise Measurement Locations*, provides the boundaries of the Project study area and the noise level measurement locations. The noise measurements presented below in Table 33, *24-Hour Ambient Noise Level Measurements*, focus on the average or equivalent sound levels (Leq). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period. Table 33 identifies the hourly daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) noise levels at each noise level measurement location. Appendix 5.2 to the Project's NVA provides a summary of the existing hourly ambient noise levels. (UC, 2023, p. 28)

Sensitive Receptor Locations

To assess the potential for long-term operational and short-term construction noise impacts, the following sensitive receiver locations, as shown on Figure 11, *Sensitive Receiver Locations*, were identified as representative locations for analysis. Sensitive receivers are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. (UC, 2023, p. 47)

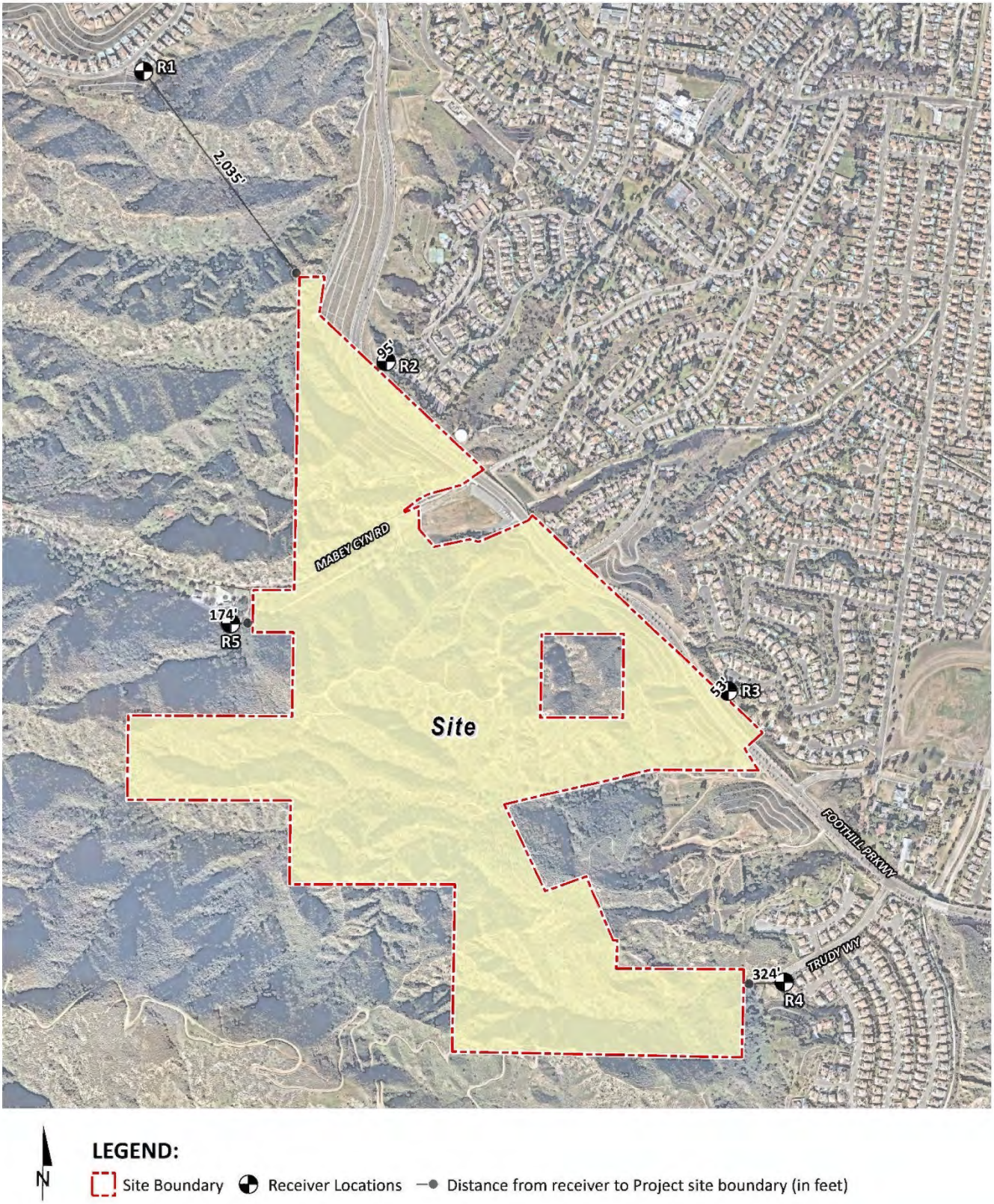
- Receptor R1: Location R1 represents the existing noise-sensitive residence at 2480 Sierra Bella Drive, approximately 2,035 feet northwest of the Project site. R1 is placed at the private outdoor living area (backyard) facing the Project site. A 24-hour noise measurement was taken near this location, L1, to describe the existing ambient noise environment.
- Receptor R2: Location R2 represents the existing noise-sensitive residence at 1791 Chisholm Trail Circle, approximately 95 feet northeast of the Project site. R2 is placed at the private outdoor living area (backyard) facing the Project site. A 24-hour noise measurement was taken near this location, L2, to describe the existing ambient noise environment.
- Receptor R3: Location R3 represents the existing noise-sensitive residence at 1490 Clearview Circle, approximately 53 feet east of the Project site. R3 is placed at the private outdoor living area (backyard) facing the Project site. A 24-hour noise measurement near this location, L3, is used to describe the existing ambient noise environment.
- Receptor R4: Location R4 represents the mobile homes at 1449 Gareth Circle, approximately 324 feet east of the Project site. R4 is placed in the private outdoor living area (backyard) facing the Project site. A 24-hour noise measurement near this location, L4, is used to describe the existing ambient noise environment.

Figure 10 Noise Measurement Locations



(UC, 2023, Exhibit 5-A)

Figure 11 Sensitive Receiver Locations



(UC, 2023, Exhibit 9-A)

Table 33 24-Hour Ambient Noise Level Measurements

Location[1]	Description	Energy Average Noise Level (dBA L_{eq})[2]		CNEL
		Daytime	Nighttime	
L1	Located north of the site near the residence at 2480 Sierra Bella Drive	65.9	60.5	68.8
L2	Located North of the site near the residence at 1791 Chisholm Trail Circle	71.4	69.9	76.7
L3	Located East of the site near the residence at 1490 Clearview Circle	71.6	65.6	74.1
L4	Located East of the site near the residence at 1449 Gareth Circle	55.1	51.9	59.3
L5	Located West of the site near the residence at 2400 Mabey Canyon Road	43.4	42.6	49.3

[1] See Figure 10 for the noise level measurement locations.
[2] Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix 5.2 to the Project's NVA (*Technical Appendix I*).
"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.
(UC, 2023, Table 5-1)

- Receptor R5: Location R5 represents the existing noise-sensitive residence at 2400 Mabey Cyn Road, approximately 174 feet west of the Project site. R5 is placed at the private outdoor living area (backyard) facing the Project site. A 24-hour noise measurement near this location, L5, is used to describe the existing ambient noise environment.

Significance Criteria

Noise-Sensitive Receptors

As discussed in further detail in Section 4 of the Project's NVA (*Technical Appendix I*), noise level increases resulting from the Project are evaluated based on the Appendix G CEQA Guidelines and the significance of Project-related noise is based on the noise level increases at the nearest noise sensitive receiver locations. The Federal Interagency Committee on Noise (FICON) developed guidance to be used for the assessment of project-generated increases in noise levels that consider the ambient noise level. For purposes of analysis of impacts to noise-sensitive receivers, FICON identifies a readily perceptible 5 dBA or greater project-related noise level increase is considered a significant impact when the existing noise levels are below 60 dBA. Per the FICON, in areas where the without project noise levels range from 60 to 65 dBA, a 3 dBA barely perceptible noise level increase appears to be appropriate for most people. When the without project noise levels already exceed 65 dBA, any increase in community noise louder than 1.5 dBA or greater is considered a significant impact if the noise criteria for a given land use is exceeded, since it likely contributes to an existing noise exposure exceedance. (UC, 2023, pp. 23-24)

Non-Noise-Sensitive Receptors

Table N-1, *Noise Levels and Land Use Compatibility Guidelines*, of the City of Corona General Plan Noise Element was used to establish the satisfactory noise levels of significance for non-noise-sensitive land uses in the Project study area. To determine if Project-related traffic noise level increases are significant at off-site non-noise-sensitive land uses, a barely perceptible 3 dBA criteria is used. When the without Project noise levels are greater than the

clearly compatible 70 dBA CNEL land use compatibility criteria at non-noise sensitive land uses, a barely perceptible 3 dBA or greater noise level increase is considered a significant impact since the noise level criteria is already exceeded. (UC, 2023, p. 24)

Significance Criteria Summary

As discussed in further detail in Section 4 of the Project's NVA (*Technical Appendix I*), the Project's noise impacts would be considered significant if the Project were to exceed any of the significance thresholds identified in Table 34, *Significance Criteria Summary*.

Table 34 Significance Criteria Summary

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
Off-Site Traffic	Noise-Sensitive[1]	if ambient is < 60 dBA CNEL	≥ 5 dBA CNEL Project increase	
		if ambient is 60 - 65 dBA CNEL	≥ 3 dBA CNEL Project increase	
		if ambient is > 65 dBA CNEL	≥ 1.5 dBA CNEL Project increase	
	Non-Noise-Sensitive[2]	if ambient is > 70 dBA CNEL	≥ 3 dBA CNEL Project increase	
On-Site Traffic	Residential[3]	Exterior Noise Level	65 dBA CNEL	
		Interior Noise Level	45 dBA CNEL	
Operational	Noise-Sensitive	Exterior Noise Level Standards[4]	See Table 3-1	
		if ambient is < 60 dBA L_{eq}[1]	≥ 5 dBA L_{eq} Project increase	
		if ambient is 60 - 65 dBA L_{eq}[1]	≥ 3 dBA L_{eq} Project increase	
		if ambient is > 65 dBA L_{eq}[1]	≥ 1.5 dBA L_{eq} Project increase	
	Non-Noise-Sensitive[2]	If ambient is > 70 dBA CNEL	≥ 3 dBA CNEL Project increase	
Construction	Noise-Sensitive	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.[5]		
		Noise Level Threshold[6]	80 dBA L_{eq}	70 dBA L_{eq}
		Airblast Threshold[5]	129 dBA L_{max}	n/a
		Vibration Level Threshold[7]	0.05 in/sec RMS	

[1] FICON, 1992.
[2] City of Corona General Plan Noise Element (Table N-1)
[3] City of Corona General Plan Noise Element Table N-2, Interior and Exterior Noise Standards.
[4] City of Corona Municipal Code, Section 17.84.040 Noise[C][2] (Appendix 3.1 to the Project's NVA, included as *Technical Appendix I*).
[5] City of Corona Municipal Code, Section 17.84.040[D][2] Noise (Appendix 3.1 to the Project's NVA).
[6] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, 2018.
[7] City of Corona Municipal Code, Section 17.84.050 Vibration (Appendix 3.1 to the Project's NVA).
"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.; "RMS" = root-mean-square
(UC, 2023, Table 4-1)

Construction-Related Noise Impacts

Noise generated by the Project construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that, when combined, can reach high levels. The number and mix of construction equipment are expected to occur in the following stages: site preparation, blasting, grading, building construction, paving, and architectural coating. The construction noise analysis included in the Project's NVA was

prepared using the CadnaA (Computer Aided Noise Abatement) computer program and reference noise level measurements taken by Urban Crossroads, Inc. to describe the typical construction activity noise levels for each stage of Project construction, as more fully described in Subsections 11.1 through 11.3 of the Project's NVA (*Technical Appendix I*). Exhibit 11-A of the Project's NVA shows the construction noise source locations in relation to the nearest sensitive receiver locations previously described above and depicted on Figure 11. (UC, 2023, pp. 57-60)

Typical Construction Noise Analysis

Using the reference construction equipment noise levels and the CadnaA noise prediction model, calculations of the Project construction noise level impacts at the nearby sensitive receiver locations were completed. To assess a reasonable worst-case construction scenario and account for the dynamic nature of construction activities, the Project construction noise analysis models the equipment combination with the highest reference level as a moving point within the construction area (Project site boundary). As shown in Table 35, *Typical Construction Equipment Noise Level Summary*, the construction noise levels are expected to range from 32.5 to 57.5 dBA Leq, and the highest construction levels are expected to range from 42.6 to 57.5 dBA Leq at the nearest receiver locations. Appendix 11.1 to the Project's NVA (*Technical Appendix I*) includes the detailed CadnaA construction noise model inputs. (UC, 2023, p. 60)

Table 35 Typical Construction Equipment Noise Level Summary

Receiver Location[1]	Construction Noise Levels (dBA L_{eq})					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels[2]
R1	42.6	40.8	38.9	38.5	32.5	42.6
R2	56.3	54.5	52.6	52.2	46.2	56.3
R3	57.5	55.7	53.8	53.4	47.4	57.5
R4	51.7	49.9	48.0	47.6	41.6	51.7
R5	55.1	53.3	51.4	51.0	45.0	55.1

[1] Typical construction noise source and receiver locations are shown on Exhibit 11-A of the Project's NVA (*Technical Appendix I*).
[2] Construction noise level calculations based on distance from the project site boundaries (construction activity area) to nearest receiver locations. CadnaA construction noise model inputs are included in Appendix 11.1 to the Project's NVA.

(UC, 2023, Table 11-2)

To evaluate whether the Project would generate potentially significant short-term noise levels at the nearest noise-sensitive receiver locations, a construction-related daytime noise level threshold of 80 dBA Leq is used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis shows that the nearest receiver locations would satisfy the daytime 80 dBA Leq significance threshold during Project construction activities, as shown in Table 36, *Typical Construction Noise Level Compliance*. Therefore, and consistent with the finding of the SHP EIR, the noise impacts due to Project construction noise would be less than significant at all receiver locations. (UC, 2023, p. 60)

Table 36 Typical Construction Noise Level Compliance

Receiver Location[1]	Construction Noise Levels (dBA L_{eq})		
	Highest Construction Noise Levels[2]	Threshold[3]	Threshold Exceeded?[4]
R1	42.6	80	No
R2	56.3	80	No
R3	57.5	80	No
R4	51.7	80	No
R5	55.1	80	No

[1] Typical construction noise source and receiver locations are shown on Exhibit 11-A of the Project's NVA (*Technical Appendix I*).
[2] Highest construction noise level calculations based on distance from the construction noise source activity to nearby receiver locations as shown on Table 35.
[3] Federal Transit Administration, Transit Noise and Vibration Impact Assessment noise level threshold as shown on Table 34.
[4] Do the estimated Project construction noise levels exceed the construction noise level threshold?
(UC, 2023, Table 11-3)

Construction-Related Blasting Noise Analysis

Portions of the Project site are underlain by non-rippable bedrock materials that are not conducive to standard grading techniques. In these areas, it is anticipated that blasting would be required during grading in order to break up the existing bedrock. Figure 12, *Construction Blasting Locations in Relation to Sensitive Receptors*, depicts the portions of the Project site anticipated to require blasting during grading in relation to the sensitive receptor locations previously depicted on Figure 11.

A blasting contractor would be required to complete all blasting-related activities in compliance with applicable regulations of the Riverside County Sheriff's Department, the U.S. Bureau of Mines, the California Division of Occupational Safety and Health (Cal-OHSA), the Department of Homeland Security, and the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF). As required by law, a licensed blasting contractor would be responsible for performing and supervising all blasting activities, including the following: (UC, 2023, p. 62)

- Drill pattern design;
- Pre-blast inspection;
- Loading of explosives;
- Pre-blast notifications and warning signaling;
- Blasting safety procedures;
- Blasting site security;
- Post-blast inspections and re-entry procedures; and
- Blast log and history.
- Pattern blasting involves drilling holes in a pre-designed pattern. The depth and spacing of holes are controlled to provide the maximum fracture with the minimum amount of ground shaking. Blasting patterns typically consist of drill holes between two and five inches in diameter. The depth of the drill holes would be determined by the blasting contractor and is specific to each application. Blasting patterns

Figure 12 Construction Blasting Locations in Relation to Sensitive Receptors



(UC, 2023, Exhibit 11-B)

on construction sites typically range from three feet by three feet to 12 feet by 12 feet. The Blasting Engineer would control blasting-induced vibration and noise. General control measures include: (UC, 2023, p. 64)

- Stemming shall be of uniform size in order to ensure consistency between individual shots;
- The weight of explosives used per delay shall be determined by adherence to the Scaled Distance Equation;
- Independent delays shall be used for each blast hole to control vibration; and
- Blasting shall not take place when wind velocity equals or exceeds 15 miles per hour. A licensed blasting contractor will determine wind speed through the use of a recording anemometer located a minimum of ten feet above ground level.

In addition, ground vibrations and air overpressure shall be monitored during each blast for compliance with the limits by the U.S. Bureau of Mines. Following each blast, seismographs shall be checked to ensure that the blasting has not exceeded relevant standards. The relevant standards are as follows: (UC, 2023, p. 64)

- Pursuant to 30 Code of Federal Regulations (CFR) Ch. VII, § 816.67(b)(1)(i) of U.S. Bureau of Mines publication RI8485, airblasts shall not exceed 133 dB at the location of any dwelling, public building, school, church, or community or institutional building outside the permit area.
- Pursuant to 30 CFR Ch. VII, § 816.67(d)(2)(i) of U.S. Bureau of Mines publication RI8508, the maximum ground vibration shall not exceed the limits in said section at the location of any dwelling, public building, school, church, or community or institutional building outside the permit area.

To evaluate the potential noise levels from blasting activities during Project construction, the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM) reference noise level of 94.1 dBA Lmax is used at a reference distance of 50 feet. Each blast represents a point source of noise that attenuates at a rate of 6 dB for each doubling of distance from the source. The closest residential homes to the Project construction area are represented by receiver location R2 located approximately 944 feet northeast of the nearest blasting area. With the distance attenuation from the closest blasting activities, the unmitigated noise levels at nearby receiver locations are expected to range from 57.6 to 68.6 dBA Lmax based on the blasting noise levels shown in Table 37, *Blasting-Related Construction Noise Levels*. However, since the type of blasting techniques planned within the Project site was unknown at the time the Project's NVA was prepared, the noise levels presented at the nearby sensitive receiver locations represent the worst-case conditions based on the RCNM reference noise level. (UC, 2023, p. 64)

The City of Corona General Plan and Municipal Code do not identify specific construction noise level limits for blasting activities. Therefore, the Office of Surface Mining Reclamation and Enforcement (OSMRE) and CFR lowest maximum Airblast Limit (30 CFR 816.67[b]) of 129 dBA Lmax at nearby sensitive uses is used. Based on the reference blasting noise level, the closest residential receiver would experience noise levels of 68.6 dBA Lmax over the course of the blast, which likely would occur for only a few seconds. While some blasting noise may be noticeable by nearby residents, the single-event, temporary noise levels generated by the blast will not exceed the OSMRE and the CFR standards for airblasts. Accordingly, Project impacts due to blasting-related noise during grading activities would be less than significant. (UC, 2023, p. 65)

Table 37 Blasting-Related Construction Noise Levels

Location[1]	Distance to Blasting Activity (Feet)[2]	Highest Construction Noise Levels[2]	Threshold[3]	Threshold Exceeded?[4]
R1	3,312'	57.7	129	No
R2	944'	68.6	129	No
R3	1,952'	62.3	129	No
R4	3,330'	57.6	129	No
R5	990'	68.2	129	No

[1] Blasting construction noise source and receiver locations are shown on Figure 12.
[2] Based on FHWA Roadway Construction Noise Model reference noise level of 94.1 dBA L_{max}.
(UC, 2023, Table 11-6)

Operational-Related Noise Impacts

On-Site Operational Noise Impacts

Project Operational Noise Levels

The proposed Project is not expected to include any specific type of operational noise levels beyond the typical noise sources associated with residential land uses in the Project study area. However, to present a conservative approach, on-site Project-only operational noise sources are analyzed and are expected to include air conditioning units, parking lot vehicle movements, lift station activity, outdoor activity, and skate park activity. (UC, 2023, p. 49)

To estimate the Project operational noise impacts, reference noise level measurements were collected from similar types of activities to represent the noise levels expected with the development of the proposed Project, and are shown on Table 38, *Reference Noise Level Measurements*. Refer to Subsections 10.2 of the Project's NVA (*Technical Appendix I*) for a discussion of the methodology used to collect and calculate the reference noise levels. It is important to note that the projected noise levels assume the worst-case noise environment with the air conditioning units, parking lot vehicle movements, lift station activity, outdoor activity, and skate park activity all operating continuously. These sources of noise activity likely would vary throughout the day. (UC, 2023, p. 49)

Using the reference noise levels to represent the proposed Project operations that include air conditioning units, parking lot vehicle movements, lift station activity, outdoor activity, and skate park activity, UC calculated the operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. Refer to Subsection 10.3 of the Project's NVA (*Technical Appendix I*) for a description of the noise modeling methodology used to calculate the Project's operational-related noise levels. Table 39, *Daytime Project Operational Noise Levels*, shows the Project operational noise levels during the daytime hours of 7:00 a.m. to 10:00 p.m. As shown, the daytime hourly noise levels at the off-site receiver locations are expected to range from 26.0 to 36.8 dBA Leq. Table 40, *Nighttime Project Operational Noise Levels*, shows the Project operational noise levels during the nighttime hours of 10:00 p.m. to 7:00 a.m. As shown, the nighttime hourly noise levels at the off-site receiver locations are expected to range from 23.4 to 33.9 dBA Leq. The differences between the daytime and nighttime noise levels are largely related to the duration of noise activity (as shown in Table 38). (UC, 2023, p. 53)

Table 38 Reference Noise Level Measurements

Noise Source	Noise Source Height (Feet)	Min./Hour[2]		Reference Noise Level (dBA L_{eq}) @ 50 Feet	Sound Power Level (dBA)[3]
		Day	Night		
Air Conditioning Units[1]	5'	45	30	45.4	77.0
Parking Lot Vehicle Movements[2]	5'	60	60	31.4	63.0
Lift Station Activity[3]	5'	60	60	70.0	101.6
Outdoor Gatherings Activity[3]	5'	60	0	59.9	91.5
Skate Park Activity[3]	5'	60	0	63.3	94.9

"Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:0 p.m. - 7:00 a.m.
[1] Rheem RP14 Series, see Appendix 10.1 to the Project's NVA, included as *Technical Appendix I*.
[2] Parking Lot Movements are calculated based on the number of events by time of day (See Table 10-2 of the Project's NVA).
[3] As collected/measured by Urban Crossroads, Inc.
[4] Anticipated duration (minutes within the hour) of noise activity during typical hourly conditions expected at the Project site.
[5] Sound power level represents the total amount of acoustical energy (noise level) produced by a sound source independent of distance or surroundings. Sound power levels calculated using the CadnaA noise model at the reference distance to the noise source. Numbers may vary due to size differences between point and area noise sources.
(UC, 2023, Table 10-1)

Table 39 Daytime Project Operational Noise Levels

Noise Source[1]	Operational Noise Levels by Receiver Location (dBA Leq)				
	R1	R2	R3	R4	R5
Air Conditioning Units	20.6	33.4	26.2	26.9	31.3
Parking Lot Vehicle Movements	0.0	5.5	11.4	14.4	9.4
Lift Station Activity	22.8	32.1	34.3	26.4	30.3
Outdoor Gatherings Activity	19.7	30.1	32.0	33.0	32.6
Skate Park Activity	0.0	19.9	25.5	25.7	23.9
Total (All Noise Sources)	**26.0**	**36.8**	**36.7**	**34.7**	**36.3**

[1] See Exhibit 10-A of the Project's NVA (*Technical Appendix I*) for the noise source locations. CadnaA noise model calculations are included in Appendix 10.2 to the Project's NVA.
(UC, 2023, Table 10-3)

Table 40 Nighttime Project Operational Noise Levels

Noise Source[1]	Operational Noise Levels by Receiver Location (dBA Leq)				
	R1	R2	R3	R4	R5
Air Conditioning Units	17.9	30.7	23.4	24.1	28.5
Parking Lot Vehicle Movements	0.0	4.5	10.4	13.4	8.4
Lift Station Activity	21.9	31.1	33.4	25.5	29.4
Outdoor Gatherings Activity	0.0	0.0	0.0	0.0	0.0
Skate Park Activity	0.0	0.0	0.0	0.0	0.0
Total (All Noise Sources)	**23.4**	**33.9**	**33.8**	**28.0**	**32.0**

[1] See Exhibit 10-A of the Project's NVA (*Technical Appendix I*) for the noise source locations. CadnaA noise model calculations are included in Appendix 10.2 to the Project's NVA.
(UC, 2023, Table 10-4)

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the City of Corona exterior noise level standards at the nearest noise-sensitive receiver locations. Table 41, *Operational Noise Level Compliance*, shows the operational noise

levels associated with proposed Project would satisfy the City of Corona 55 dBA Leq daytime and 50 dBA Leq nighttime exterior noise level standards at all the nearest receiver locations. Therefore, the operational noise impacts would be less than significant at the nearest noise-sensitive receiver locations. (UC, 2023, p. 54)

Table 41 Operational Noise Level Compliance

Receiver Location[1]	Project Operational Noise Levels (dBA Leq)[2]		Noise Level Standards (dBA Leq)[3]		Noise Level Standards Exceeded?[4]	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	26.0	23.4	55	50	No	No
R2	36.8	33.9	55	50	No	No
R3	36.7	33.8	55	50	No	No
R4	34.7	28.0	55	50	No	No
R5	36.3	32.0	55	50	No	No

[1] See Figure 11 for the receiver locations.
[2] Proposed Project operational noise levels as shown on Table 39 and Table 40.
[3] Exterior noise level standards for source (residential) land use, as shown on Table 4-1 of the Project's NVA (*Technical Appendix I*).
[4] Do the estimated Project operational noise source activities exceed the noise level standards? "Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.
(UC, 2023, Table 10-5)

Project Operational Noise Level Increases

To describe the Project operational noise level increases, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearest receiver locations potentially impacted by Project operational noise sources using the methodology described in Subsection 10.6 of the Project's NVA (*Technical Appendix I*). The difference between the combined Project and ambient noise levels describes the Project noise level increases to the existing ambient noise environment. As indicated on Table 42, *Daytime Project Operational Noise Level Increases*, and Table 43, *Nighttime Project Operational Noise Level Increases*, the Project would generate operational noise level increases ranging from 0.0 to 0.8 dBA at the nearest receiver locations. Project-related operational noise level increases would satisfy the operational noise level increase significance criteria presented on Table 34. Therefore, the incremental Project operational noise level increase would be than significant at all receiver locations. (UC, 2023, p. 55)

Off-Site Traffic-Related Noise Impacts

To assess the off-site transportation CNEL noise level impacts associated with the proposed Project, noise contours were developed based on the Project's Traffic Analysis ("TA"; *Technical Appendix J*). Noise contour boundaries represent equal levels of noise exposure and are measured in CNEL from the center of the roadway. Refer to Subsection 7.1 of the Project's NVA (*Technical Appendix I*) for a discussion of the noise contours that were utilized for estimating Project traffic-related under Existing (2023) and Opening Year Cumulative (2028) conditions. (UC, 2023, pp. 35-37)

Existing Project Traffic Noise Level Increases

An analysis of existing traffic noise levels plus traffic noise generated by the proposed Project has been included in this report to fully analyze all the existing traffic scenarios identified in the Project's TA (*Technical Appendix J*). This condition is provided solely for informational purposes and would not occur, since the Project will not be fully

Table 42 Daytime Project Operational Noise Level Increases

Receiver Location[1]	Total Project Operational Noise Level[2]	Measurement Location[3]	Reference Ambient Noise Levels[4]	Combined Project and Ambient[5]	Project Increase[6]	Increase Criteria[7]	Increase Criteria Exceeded?
R1	26.0	L1	65.9	65.9	0.0	1.5	No
R2	36.8	L2	71.4	71.4	0.0	1.5	No
R3	36.7	L3	71.6	71.6	0.0	1.5	No
R4	34.7	L4	55.1	55.1	0.0	5.0	No
R5	36.3	L5	43.4	44.2	0.8	5.0	No

[1] See Figure 11 for the receiver locations.
[2] Total Project daytime operational noise levels as shown on Table 39.
[3] Ambient noise level measurement locations as shown on Figure 10.
[4] Observed daytime ambient noise levels as shown on Table 33.
[5] Represents the combined ambient conditions plus the Project activities.
[6] The noise level increase expected with the addition of the proposed Project activities.
[7] Significance increase criteria as shown on Table 34.
(UC, 2023, Table 10-6)

Table 43 Nighttime Project Operational Noise Level Increases

Receiver Location[1]	Total Project Operational Noise Level[2]	Measurement Location[3]	Reference Ambient Noise Levels[4]	Combined Project and Ambient[5]	Project Increase[6]	Increase Criteria[7]	Increase Criteria Exceeded?
R1	23.4	L1	60.5	60.5	0.0	3.0	No
R2	33.9	L2	69.9	69.9	0.0	1.5	No
R3	33.8	L3	65.6	65.6	0.0	1.5	No
R4	28.0	L4	51.9	51.9	0.0	5.0	No
R5	32.0	L5	42.6	43.0	0.4	5.0	No

[1] See Figure 11 for the receiver locations.
[2] Total Project nighttime operational noise levels as shown on Table 40
[3] Ambient noise level measurement locations as shown on Figure 11.
[4] Observed nighttime ambient noise levels as shown on Table 33.
[5] Represents the combined ambient conditions plus the Project activities.
[6] The noise level increase expected with the addition of the proposed Project activities.
[7] Significance increase criteria as shown on Table 34.
(UC, 2023, Table 10-7)

developed and occupied under Existing (2023) conditions. Table 7-1 of the Project's NVA (*Technical Appendix I*) shows the Existing without Project conditions CNEL noise levels. The Existing without Project exterior noise levels are expected to range from 69.4 to 71.0 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 7-2 of the Project's NVA shows the Existing with Project conditions would range from 69.6 to 71.3 dBA CNEL. Table 44, *Existing with Project Traffic Noise Level Increases*, shows that the Project off-site traffic noise level impacts would range from 0.2 to 0.4 dBA CNEL. Based on the significance criteria for off-site traffic noise presented in Table 34, land uses adjacent to the study area roadway segments would experience less-than-significant noise level increases on receiving land uses due to the Project-related traffic. (UC, 2023, p. 37)

Opening Year Project Traffic Noise Level Increases

An analysis of opening year traffic noise levels plus traffic noise generated by the proposed Project has been included in this report to fully analyze all the existing traffic scenarios identified in the Skyline Heights (TTM No. 36544R1) Traffic Analysis. Table 7-3 of the Project's NVA (*Technical Appendix I*) shows the Opening Yer without

Table 44 Existing with Project Traffic Noise Level Increases

ID	Road	Segment	Receiving Existing Land Use[1]	CNEL at Receiving Land Use (dBA)[2]			Incremental Noise Level Increase Threshold[3]	
				No Project	With Project	Project Addition	Limit	Exceeded?
1	Green River Rd.	w/o Serfas Club Dr.	Residential	70.1	70.4	0.3	1.5	No
2	Green River Rd.	e/o Serfas Club Dr.	Residential	70.3	70.6	0.3	1.5	No
3	Green River Rd.	e/o Montana Ranch Rd.	Residential	70.2	70.5	0.3	1.5	No
4	Green River Rd.	e/o Sierra Bella Dr./ Tanglewood Dr.	Residential	71.0	71.3	0.3	1.5	No
5	Green River Rd.	e/o Paseo Grande	Residential	70.4	70.8	0.4	1.5	No
6	Foothill Pkwy.	e/o R Street	Residential	70.4	70.7	0.3	1.5	No
7	Foothill Pkwy.	e/o B St./Border Ave.	Residential	70.4	70.6	0.2	1.5	No
8	Foothill Pkwy.	e/o Chase Dr.	Residential	70.2	70.4	0.2	1.5	No
9	Foothill Pkwy.	e/o Trudy Wy.	Residential	70.4	70.6	0.2	1.5	No
10	Foothill Pkwy.	e/o Lincoln Ave.	Residential	69.4	69.6	0.2	1.5	No

[1] Based on a review of existing aerial imagery. Noise-sensitive uses are limited to existing residential land uses.
[2] The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the receiving land use.
[3] Does the Project create an incremental noise level increase exceeding the significance criteria (Table 34)?
(UC, 2023, Table 7-5)

Project conditions CNEL noise levels. The Opening Year without Project exterior noise levels are expected to range from 69.9 to 71.7 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 7-4 of the Project's NVA shows the Opening Year with Project conditions would range from 70.9 to 71.3 dBA CNEL. Table 45, *Opening Year with Project Traffic Noise Increases*, shows that the Project off-site traffic noise level impacts would range from 0.1 to 0.3 dBA CNEL. Based on the significance criteria for off-site traffic noise presented in Table 34, land uses adjacent to the study area roadway segments would experience less than significant noise level increases on receiving land uses due to the Project-related traffic. (UC, 2023, pp. 37-38)

Table 45 Opening Year with Project Traffic Noise Increases

ID	Road	Segment	Receiving Existing Land Use[1]	CNEL at Receiving Land Use (dBA)[2]			Incremental Noise Level Increase Threshold[3]	
				No Project	With Project	Project Addition	Limit	Exceeded?
1	Green River Rd.	w/o Serfas Club Dr.	Residential	70.8	71.0	0.2	1.5	No
2	Green River Rd.	e/o Serfas Club Dr.	Residential	71.0	71.2	0.2	1.5	No
3	Green River Rd.	e/o Montana Ranch Rd.	Residential	70.9	71.1	0.2	1.5	No
4	Green River Rd.	e/o Sierra Bella Dr./Tanglewood Dr.	Residential	71.7	72.0	0.2	1.5	No
5	Green River Rd.	e/o Paseo Grande	Residential	71.0	71.3	0.3	1.5	No
6	Foothill Pkwy.	e/o R Street	Residential	71.0	71.2	0.2	1.5	No
7	Foothill Pkwy.	e/o B St./Border Ave.	Residential	71.0	71.1	0.2	1.5	No
8	Foothill Pkwy.	e/o Chase Dr.	Residential	70.7	70.9	0.2	1.5	No
9	Foothill Pkwy.	e/o Trudy Wy.	Residential	70.9	71.1	0.2	1.5	No
10	Foothill Pkwy.	e/o Lincoln Ave.	Residential	69.9	70.1	0.1	1.5	No

[1] Based on a review of existing aerial imagery. Noise-sensitive uses are limited to existing residential land uses.
[2] The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the receiving land use.
[3] Does the Project create an incremental noise level increase exceeding the significance criteria (Table 34)?
(UC, 2023, Table 7-6)

Conclusion

As demonstrated in the preceding analysis, the Project's near-term construction activities, including blasting activities, and long-term operational and traffic-related impacts, would be less than significant based on the significance criteria presented in Table 34. Accordingly, the proposed Project: (1) would not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; (2) would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project; and (3) would not result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the project. Impacts would be less than significant. Additionally, the proposed Project would develop a smaller footprint, with fewer residential units than the Approved Project, meaning that all impacts are generally reduced compared to what was analyzed in the SHP EIR. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. The SHP EIR concluded that impacts would be less than significant in this regard. (Corona, 2015, p. 4.J-21)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The proposed Project has the potential to result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels during both construction and long-term operations. Each is discussed below.

Construction-Related Vibration Impacts

Typical Construction Vibration Impacts

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures, and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. Ground vibration levels associated with various types of construction equipment are summarized in Table 46, *Vibration Source Levels for Construction Equipment*. Based on the representative vibration levels presented for various construction equipment types, it is possible to estimate the potential Project construction vibration levels using the vibration assessment methods defined by the FTA, which is described in Subsection 11.6 of the Project's NVA (*Technical Appendix I*). (UC, 2023, p. 61)

Table 47, *Typical Construction Equipment Vibration Levels*, presents the expected typical construction equipment vibration levels at the nearest receiver locations. At distances ranging from 53 feet to 2,035 feet from typical Project construction activities (at the Project site boundary), construction vibration levels are estimated to range from less than 0.01 to 0.03 PPV (in/sec) at the nearest receiver locations. The Project construction would not generate vibration levels exceeding the City of Corona maximum acceptable vibration standard of 0.20 PPV (in/sec)

Table 46 Vibration Source Levels for Construction Equipment

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089

Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, 2018.
(UC, 2023, Table 11-4)

Table 47 Typical Construction Equipment Vibration Levels

Receiver Location[1]	Land Use	Distance to Property Line (In Feet)	Receiver PPV Levels (in/sec)[2]					Threshold (PPV in/sec)	Potential Significant Impact?[4]
			Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration		
R1	Residential	2,035'	0.00	0.00	0.00	0.00	0.00	0.20	No
R2	Residential	95'	0.00	0.00	0.01	0.01	0.01	0.20	No
R3	Residential	53'	0.00	0.01	0.02	0.03	0.03	0.20	No
R4	Residential	324'	0.00	0.00	0.00	0.00	0.00	0.20	No
R5	Residential	174'	0.00	0.00	0.00	0.00	0.00	0.20	No

[1] Typical construction noise source and receiver locations are shown on Exhibit 11-A.
[2] Based on the Vibration Source Levels of Construction Equipment included on Table 11-4.
[3] Vibration levels in PPV are converted to RMS velocity using a 0.71 conversion factor identified in the Caltrans Transportation and Construction Vibration Guidance Manual, September 2020.
[4] Does the Peak Vibration exceed the City of Corona maximum acceptable vibration standard of 0.05 in/sec?
(UC, 2023, Table 11-5)

(0.05 RMS in/sec). Further, impacts at the site of the closest sensitive receiver are unlikely to be sustained during the entire construction period but would occur rather only during the times that heavy construction equipment is operating proximate to the Project site perimeter. Moreover, construction at the Project site would be restricted to daytime hours consistent with CMC requirements, thereby eliminating potential vibration impact during the sensitive nighttime hours. On this basis the potential for the Project to result in exposure of persons to, or generation of, excessive ground-borne vibration during typical construction activities would be less than significant. (UC, 2023, pp. 61-62)

Blasting-Related Construction Vibration Impacts

Blasting operations can have unacceptable noise and vibration impacts if not conducted correctly. Excessive levels of structural vibration due to ground vibration from blasting can cause substantial damage to structures. A blasting contractor would be required to complete all blasting-related activities in compliance with applicable regulations of the City of Corona, the U.S. Bureau of Mines, the California Division of Occupational Safety and Health (Cal-OSHA), the Department of Homeland Security, and the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF), which have many requirements for the safe handling, use, and storage of explosives and recommend various measures and controls, including, but not limited to monitoring and reporting of each blast to verify no damage has occurred at nearby structures, notifications to surrounding neighbors, limitations on the amounts and times blast may occur. Compliance with the applicable blasting-related regulations would ensure that Project blasting activities do not generate vibration levels exceeding the identified threshold of significance of 0.05 inches per

second (in/sec) Route Mean Squared (RMS) previously shown in Table 34. However, and although unlikely because compliance with applicable regulations is mandatory, in the event that the Project were to fail to comply with the applicable regulations, the detonation of up to 140 pounds of explosives in a single blast could have the potential exceed the City of Corona vibration threshold at distances up to 900 feet from the blast. Therefore, without vibration controls and measures, as required by applicable blasting-related regulations, blasting could exceed thresholds at the areas near existing residential homes surrounding the Project site, as shown on Figure 12. Although blasting-related vibration impacts would be less than significant with mandatory compliance with applicable blasting-related regulations, new Mitigation Measure NS-9 has been identified as part of this EIR Addendum in order to ensure Project compliance with the applicable blasting-related regulations during site blasting activities. With mandatory compliance with applicable blasting-related regulations, as required by new Mitigation Measure NS-9, vibration levels from Project-related blasting activities at sensitive receivers would be less than significant. (UC, 2023, p. 65)

Operational-Related Vibration Impacts

Project operations would not include the use of any stationary equipment that would result in excessive vibration levels. The Project's only potential to result in operational-related vibration impacts would be due to Project-related traffic traveling along local area roadways. Caltrans has issued a publication entitled, "Transportation Construction Vibration Guidance Manual," dated April 2020 (Caltrans, 2020). As noted by Caltrans:

> "B*ecause vehicles traveling on highway are supported on flexible suspension systems and pneumatic tires, these vehicles are not an efficient source of ground vibration. They can, however, impart vibration into the ground when they roll over pavement that is not smooth. Continuous traffic traveling on a smooth highway creates a fairly continuous but relatively low level of vibration. Where discontinuities exist in the pavement, heavy truck passages can be the primary source of localized, intermittent vibration peaks. These peaks typically last no more than a few seconds and often for only a fraction of a second. Because vibration drops off rapidly with distance, there is rarely a cumulative increase in ground vibration from the presence of multiple trucks.*" (Caltrans, 2020, p. 10)

All traffic generated by the Project would travel along City, County, or Caltrans facilities that are regularly maintained to prevent discontinuous pavement (e.g., potholes). As such, and based on guidance from Caltrans, the Project's operational traffic-related vibration impacts would be less than significant.

Conclusion

With mandatory compliance with appliable blasting-related regulations, as would be required by new Mitigation Measure NS-9, the proposed Project would not result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels during either construction or long-term operation, and as such Project vibration-related impacts would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?

f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the project area to excessive noise levels?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not result in exposure of persons to or generation of excessive noise levels from airport-related noise. The SHP EIR concluded that impacts would be less than significant in this regard. (Corona, 2015, p. 4.J-21)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Consistent with the findings of the SHP EIR, the Project site is situated approximately 3.0 miles south of the nearest runways at the Corona Municipal Airport, which is the closest airport to the Project site . According to Map CO-3 of the Riverside County ALUC Compatibility Plan for the Corona Municipal Airport, the 55 dBA CNEL contour for the Corona Municipal Airport does not extend south of Railroad Street and the nearest lands located within the 55 dBA CNEL contour occur approximately 2.7 miles northeast of the Project site. Therefore, it can be concluded that future Project residents would not be exposed to airport-related noise levels exceeding 55 dBA CNEL. (Google Earth, 2024; Riverside County ALUC, 1993, Map CO-3) According to Table N-1, *Noise Levels and Land Use Compatibility Guidelines*, of the City of Corona General Plan Noise Element, residential and recreational uses such proposed as part of the Project are considered "Clearly Compatible" with noise levels below 55 dBA CNEL (Corona, 2020, Table N-1). There are no other public or private airport facilities within the Project area capable of exposing future Project residents to airport-noise levels exceeding 55 dBA CNEL. In addition, the proposed Project does not involve any airport-related components, and thus would have no potential to result in an increase in airport-related noise in the local area. Therefore, the proposed Project would not expose people residing or working in the Project area to excessive noise levels associated with public or private airports, and impacts would be less than significant. Accordingly, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

f) Would the Project conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan and municipal code) adopted for the purpose of avoiding or mitigating an environmental effect?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not result in exposure of persons to or generation of excessive noise levels from airport-related noise. The SHP EIR concluded that impacts would be less than significant in this regard. (Corona, 2015, p. 4.J-21)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The SHP EIR was certified in 2017. However, subsequent to certification of the SHP EIR, the City of Corona City Council adopted an update to the City's General Plan in 2020, with the most recent amendment to the General Plan occurring in April 2024. Table 48, *Project Consistency with General Plan Policies Related to Noise*, provides an analysis of the proposed Project's consistency with the noise-related goals and policies from the 2020 General Plan, which are included in the General Plan Open Space and Conservation Element. As indicated in Table 48, the proposed Project would be consistent with or otherwise would not conflict with the General Plan policies related to noise. Therefore, and consistent with the finding of the SHP EIR, the proposed Project would not conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant. Accordingly, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

Table 48 Project Consistency with General Plan Policies Related to Noise

Goal/Policy	Project Consistency
Goal N-1: Protect residents, visitors, and noise-sensitive land uses from the adverse human health and environmental impacts created by excessive noise levels from transportation sources by requiring proactive mitigation.	Consistent. As demonstrated by the analysis presented herein, and with implementation of the SHP EIR mitigation measures and new Mitigation Measure NS-9, Project impacts due to construction- and operational-related noise would be less than significant, in conformance with this policy.
Policy N-1.1: Reduce noise impacts from transportation noise sources through the design and daily operation of arterial road improvements, enforcement of state motor vehicle noise standards, and other measures consistent with funding capabilities. • Require site design features and structural building enhancements in the development of residential and other "noise sensitive" land uses that are to be located adjacent to major roads or railroads. • Encourage enforcement of state motor vehicle noise standards through coordination with the California Highway Patrol and the Corona Police Department. • Ensure that the Zoning Ordinance, Circulation Element, and Land Use Element of the General Plan fully integrate the policies adopted as part of the Noise Element.	Consistent. The analysis presented herein under the discussion of Thresholds a), c), and d), above, demonstrates that the Project's traffic-related noise increases would be less than significant under all study scenarios and along all study area roadways. Additionally, the Project's NVA demonstrates that future residences on site would meet the City of Corona exterior and interior noise standards with standard building construction that includes windows and sliding glass doors with minimum Sound Transmission Class (STC) ratings of 27.
Policy N-1.2: Minimize the rise of vehicle noise from roadways through route location, sensitive roadway design, regulation of traffic volumes and speeds, and working with Caltrans in highway improvements.	Consistent. Although this policy primarily provides direction to City staff and decision makers regarding vehicle noise management, the analysis presented herein under the discussion of Thresholds a), c), and d), above, demonstrates that the Project's traffic-related noise increases would be less than significant under all study scenarios and along all study area roadways.
Policy N-1.3: Encourage Caltrans to install and maintain mitigation (e.g., noise walls) and/or landscaping elements along highways that are adjacent to existing residential subdivisions or other noise-sensitive areas in order to reduce adverse noise impacts.	Not Applicable. Policy N-1.3 provides direction to City staff and decision makers regarding coordination with Caltrans with respect to vehicular noise along Caltrans routes, and is not applicable to the proposed Project, which would not affect any transportation facilities under the jurisdiction of Caltrans.
Policy N-1.4: Require municipal vehicles and noise-generating mechanical equipment purchased or used by the City to comply with noise performance standards consistent with the latest available noise reduction technology to the extent practicable and cost-effective.	Not Applicable. Policy N-1.4 relates to noise from City-owned municipal vehicles, and is not applicable to the proposed Project.
Policy N-1.5: Require new nonresidential development that attracts noise-generating vehicles (e.g., high volumes of traffic, trucking) to design and configure onsite ingress and egress points to divert traffic away from "noise sensitive"	Not Applicable. Policy N-1.5 relates to nonresidential development that attracts noise-generating vehicles, while the Project consists of a proposed residential development. Thus, this policy is not applicable to the

Goal/Policy	Project Consistency
land uses, to the greatest extent practicable.	proposed Project.
Goal N-2: Prevent and mitigate the adverse impacts of excessive ambient noise exposure, including vibration on residents, employees, visitors, and "noise sensitive" land uses.	Consistent. The analysis of Threshold d), above, demonstrates that with implementation of the mitigation measures from the SHP EIR, and with mandatory regulatory compliance with applicable blasting regulations as required by new Mitigation Measure NS-9, Project-related construction and long-term operational vibration impacts would be less than significant at all nearby sensitive receptor locations.
Policy N-2.1 Consider noise and vibration levels in land use planning decisions to prevent future noise and vibration and land use incompatibilities. Considerations may include, but not necessarily be limited to, standards that specify acceptable noise limits for various land uses, noise reduction features, acoustical design in new construction, and enforcement of the California Standards Building Code provisions for indoor and outdoor noise levels.	Not Applicable. Policy N-2.1 provides direction to City staff and decision makers to establish of noise thresholds of significance and to implement noise mitigation where appropriate. Notwithstanding, as demonstrated by the analysis herein, with mandatory compliance with the SHP EIR mitigation measures and with mandatory regulatory compliance with applicable blasting regulations as required by new Mitigation Measure NS-9, Project-related construction and long-term operational noise and vibration impacts would be less than significant.
Policy N-2.2 Require that in areas where existing or future ambient noise levels exceed an exterior noise level of 65 dBA CNEL, all development of new housing, health care facilities, schools, libraries, religious facilities, and other "noise sensitive" uses shall include site design, building enhancements, buffering, and/or mitigation to reduce noise exposure to within acceptable limits.	Consistent. The Project's NVA demonstrates that future residences on site would meet the City of Corona exterior and interior noise standards with standard building construction that includes windows and sliding glass doors with minimum STC ratings of 27. Thus, future Project residences would not be exposed to exterior noise levels exceeding 65 dBA CNEL.
Policy N-2.3 Require new industrial and new commercial land uses or the major expansion of such uses to demonstrate that ambient noise levels will not exceed an exterior noise level of 65 dBA CNEL on areas containing "noise sensitive" land uses as depicted in Table N-1, N-2, and N-3.	Not Applicable. Policy N-2.3 relates to new industrial and commercial land uses, and the Project does not include any proposed industrial or commercial land uses.
Policy N-2.4 Require development in all areas where the existing or future ambient noise level exceeds 65 dBA CNEL to conduct an acoustical analysis and incorporate special design measures in their construction to reduce interior noise levels to the 45 dBA CNEL level as depicted on Table N-1, N-2, and N-3.	Consistent. A Project-specific technical study (NVA) was prepared for the Project and is included as *Technical Appendix I*. The Project's NVA demonstrates that future residences on site would meet the City of Corona exterior and interior noise standards of 65 dBA CNEL and 45 dBA CNEL with standard building construction that includes windows and sliding glass doors with minimum STC ratings of 27.
Policy N-2.5 Encourage existing "noise sensitive uses," including schools, libraries, health care facilities, and residential uses, in areas where existing or future noise levels exceed 65 dBA CNEL to incorporate fences, walls, landscaping, and/or other noise buffers and barriers, where appropriate and feasible.	Not Applicable. Policy N-2.5 relates to "existing" noise-sensitive uses, and is not applicable to the proposed Project. Regardless, as noted above, the Project's NVA demonstrates that future residences on site would meet the City of Corona exterior and interior noise standards of 65 dBA CNEL and 45 dBA CNEL with standard building construction that includes windows and sliding glass doors

Goal/Policy	Project Consistency
	with minimum STC ratings of 27.
Policy N-2.6 Require development that generates increased traffic and substantial increases in ambient noise levels adjacent to noise sensitive land uses to provide appropriate mitigation measures in accordance with the acceptable limits of the City Noise Ordinance.	Consistent. The analysis presented herein under the discussion of Thresholds a), c), and d), above, demonstrates that the Project's traffic-related noise increases would be less than significant under all study scenarios and along all study area roadways. Additionally, the Project's NVA demonstrates that future residences on site would meet the City of Corona exterior and interior noise standards with standard building construction that includes windows and sliding glass doors with minimum STC ratings of 27.
Policy N-2.7 Require construction activities that occur in close proximity to existing "noise sensitive" uses, including schools, libraries, health care facilities, and residential uses, to limit the hours and days of operation in accordance with the City Noise Ordinance.	Consistent. The Project includes proposed noise-sensitive land uses, and the residential and recreational uses proposed as part of the Project would not include any operational characteristics that would have the potential to result in on- or off-site noise impacts during nighttime hours.
Goal N-3 and Policies N-3.1 through N-3.6	Not Applicable. Goal N-3 and Policies N-3.1 through N-3.6 relate to the encroachment and spillover of unacceptable noise levels from mixed use, commercial, and industrial uses, and the Project does not propose any mixed use, commercial, or industrial uses.
Goal N-4 and Policies N-4.1 through N-4.5	Not Applicable. Goal N-4 and Policies N-4.1 through N-4.5 relate to noise impacts from railroad transit, airport operations, and flight patterns, and are not applicable to the proposed Project, which does not include any railroad- or airport-related components.

Mitigation Measures

The following mitigation measures from the SHP EIR shall apply in order to reduce the Project's potential impacts to noise to below a level of significance. Revisions/additions to the SHP EIR Mitigation Measures are shown below in ~~strikeout~~/underline format, and have been made to reflect the results of the Project's NVA. The revisions to the SHP EIR mitigation measures reflect more stringent requirements as compared to the mitigation measures included in the SHP EIR.

NS-1 Construction and demolition shall be restricted to the hours of 7:00 A.M. to 8:00 P.M. Monday through Saturday, and 10:00 A.M. to 6:00 P.M. on Sundays and Federal holidays.

NS-2 Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-and vibration-sensitive land uses.

NS-3 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

NS-4 The use of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized (i.e., use of drills, jackhammers).

NS-5 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

NS-6 Barriers such as, but not limited to, plywood structures of flexible sound control curtains shall be erected between the proposed project and the adjacent existing residences to the northeast and west, to minimize the amount of noise to the maximum extent feasible during construction.

NS-7 All construction truck traffic shall be restricted to truck routes approved by the City of Corona Public Works Department, which shall avoid residential areas and other sensitive receptors to the extent feasible.

NS-8 Adjacent land uses within 300 feet of the construction site shall be notified about the estimated duration and hours of construction activities at least 30 days before the start of construction.

NS-9 Prior to approval of any grading permits that require blasting activities and a blasting permit, the Project Applicant shall prepare and submit for City review and approval of a Blasting Noise and Vibration Monitoring and Abatement Plan ("Noise and Vibration Abatement Plan"). At a minimum, the required Noise and Vibration Abatement Plan shall include the following:

- Specified blasting hours, restricting blasting only to Monday through Friday and only between the hours of 8:00 a.m. and 3:00 p.m.
- Conceptual blast designs. Conceptual blast designs shall be based on "scaled distance" criteria (i.e., defined as the distance in feet between a blast drill hole and the structure of concern, divided by the square root of the explosives loading per delay period in pounds-units in feet per pound$^{1/2}$). The scaled distance chosen for the initial design should be supported by statistical analysis indicating the resulting ground vibration will be less than the criteria set for the Project. The scaled distance used for production blasts may be modified based on the results of the test blast(s) but should be conservative enough to produce vibration and airblast levels within the project specifications. It should be noted that the conceptual blast designs are general and will need to be modified during the project based on actual conditions encountered in the field and the results of site-specific blasting.
- Test Blasts. One or more test blasts shall be performed in an area outside of critical distance of residential structures or other improvements of concern; the critical distance shall based on the scaled distance calculations with a 10 percent distance increase.
- Controlled Blasting Techniques. Include techniques and procedures to control and monitor flyrock, airblast, and ground vibration:
    - Flyrock mitigation measures may include: soil cover, leaving alluvial materials in place over materials to be blasted, and/or blast mats.

- Crushed rock (i.e., 3/8") should be used for stemming materials
- Drill cuttings are not acceptable.
- All stemming materials should be tamped in-place.

- The Blasting Noise and Vibration Abatement Plan shall include procedures for the submittal of blast reports and record keeping.
- The Blasting Noise and Vibration Abatement Plan shall outline safety measures and procedures to notify property owners that blasting will occur.
- If specified vibration limits are exceeded, the Noise and Vibration Abatement Plan shall require blasting operations to cease immediately, and a revised blasting plan shall be submitted to the City of Corona. Blasting shall not resume until a revised blasting plan has been reviewed and the Contractor has expressed in writing the conditions that will be applied to further blasting work.
- Pre-Blast Survey Requirements. The following measures shall be specified in the Noise and Vibration Abatement Plan:
  - Prior to the commencement of any blasting, a pre-blast survey of the conditions of all existing property and aboveground utilities located within 500 feet of any potential blasting areas shall be conducted or as specified by the City of Corona, whichever is a lesser distance.
  - Prior to the commencement of any blasting, notification of neighbors withing 1500 feet of the blasting area shall be made via first class mail or hand delivery of written notice.
  - The pre-blast survey shall be conducted by a third-party company with a minimum of five years of experience performing pre-blast and similar type surveys.
  - The pre-blast survey shall include a photographic record of all visible and accessible structures, facilities, utilities, or other improvements. If property owners refuse surveys, provide copies of certified mail letters documenting attempts to provide the survey.
  - The required surveys shall include a description of the interior and exterior condition of the various structures examined. Descriptions shall include the locations of any cracks, damage, or other existing defects and shall include information needed to identify and describe the defect, if any, and to evaluate the construction operations on the defect. Survey records shall include photos of all cracks and other damaged, weathered, or otherwise deteriorated structural conditions. If necessary, macro lenses and flash illumination shall be used to ensure defects are shown clearly in the photographs. Photos shall contain an accurate date stamp. No blasting shall occur prior to the completion of surveys of surrounding residential properties.
  - Surveys shall be repeated at facilities or properties where damage concerns have been expressed by individual residents, property owners, or other concerned parties. Details of any observed changes to surveyed structures and documenting photos shall be reported and submitted.

Project grading and blasting contractors shall be required to ensure compliance with the Blasting Noise and Vibration Abatement Plan requirements and shall permit periodic inspection of the construction site by City of Corona staff or its designee to confirm compliance. The requirements of the Blasting Noise and Vibration Abatement Plan shall also be specified in bid documents issued to prospective construction contractors. The City of Corona shall review all monitoring reports to ensure compliance with the Blasting Noise and Vibration Abatement Plan and shall have the authority to stop all blasting activities on site if it is determined that blasting activities are not being conducted in conformance with the Blasting Noise and Vibration Abatement Plan. . Additionally, project grading and blasting contractors shall be required to ensure compliance with the Corona Fire Department publication, "Explosives, Blasting and Pyrotechnics Permit Guidelines per 2022 CFC," dated December 5, 2023, and included as *Technical Appendix L* of Addendum No. 1 to the Skyline Heights Project Environmental Impact Report.

2.14 Population and Housing

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Induce substantial population growth in an area, either directly (e.g. by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d. Conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan and municipal code) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Environmental Analysis

a) Would the Project induce substantial population growth in an area, either directly (e.g. by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not induce substantial population, housing, or employment growth in the area beyond that anticipated

by SCAG projections. As such, impacts due to substantial population growth were disclosed as less than significant by the SHP EIR. (Corona, 2015, pp. 4.K-6 to 4.K-9)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The Project would entail development of the 249.39-acre Project site with 276 dwelling units, which represents 16 fewer units than the 292 dwelling units evaluated for the Project site as part of the SHP EIR. Additionally, under existing conditions the 249.39-acre Project site is designated by the City of Corona General Plan for "Low Density Residential" land uses, which allows for residential development at densities between 3 and 6 dwelling units per acre (du/ac). Thus, based on the site's adopted General Plan land use designation, the General Plan would allow for development of the Project site with up to 1,496 dwelling units (249.39 ac x 6 du/ac = 1,496.34 du). As such, and consistent with the findings of the SHP EIR, the construction of 276 single-family dwelling units on the Project site would not represent unplanned growth within this portion of the City of Corona. The Project would not include any major improvements to circulation facilities, and the Project's water, sewer, and drainage improvements have been sized to serve only the proposed Project. There are no components of the Project that would result in a substantial inducement to population growth beyond the growth that was anticipated as part of the Approved Project. Accordingly, Project impacts due to population growth would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR determined that implementation of the SHP would not displace substantial numbers of existing housing or people and would not necessitate the construction of replacement housing elsewhere. These impacts were disclosed as less than significant by the SHP EIR. (Corona, 2015, pp. 4.K-6 to 4.K-9)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Consistent with the conditions that existed at the time the SHP EIR was certified, the Project site does not contain any existing housing or residents under existing conditions. As such, the proposed Project has no potential to displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impact would occur. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

d) Would the Project conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan and municipal code) adopted for the purpose of avoiding or mitigating an environmental effect?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan and municipal code). This impact was disclosed as less than significant by the SHP EIR. (Corona, 2015, p. 4.K-9)

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. The proposed Project involves the construction of 276 single-family residential units, which is 16 fewer units than the approved 292 units analyzed in the SHP EIR. The proposed Project would continue to be consistent with the applicable goals, policies, and regulations set forth by the City of Corona, including the City's General Plan, Housing Element, and other relevant planning documents. The reduction in the number of units does not change the project's alignment with the City's General Plan or its Housing Element. The revised Project still supports the City's goals for housing development by contributing to the Regional Housing Needs Assessment (RHNA) and addressing local housing needs, consistent with the City's General Plan and the SCAG's RTP/SCS. Notwithstanding, subsequent to certification of the SHP EIR, the City of Corona City Council adopted an update to the City's General Plan in 2020, with the most recent amendment to the General Plan occurring in April 2024. Table 32, previously presented under the discussion and analysis of Project impacts to Land Use and Planning in Subsection 2.11, provides a discussion and analysis of the proposed Project's consistency with applicable policies related to Land Use and Planning, and includes a discussion and analysis of the Project's consistency with the goals and policies of the General Plan Housing Element. As demonstrated in Table 32, the proposed Project would not conflict with any of the applicable General Plan goals and policies related to housing. In addition, Table 31, also presented in Subsection 2.11, demonstrates that the proposed Project would be consistent with or otherwise would not conflict with applicable regional planning policies from the 2024-2050 RTP/SCS (also known as Connect SoCal). Therefore, and consistent with the finding of the SHP EIR, the proposed Project would not conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant. Accordingly, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

2.15 Public Services and Recreation

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: 1) Fire Protection? 2) Police Protection? 3) Parks?	☐	☐	☐	☒

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
4) Schools? 5) Other Public Facilities?				
b. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
d. Conflict w with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan and municipal code) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

ENVIRONMENTAL ANALYSIS

a.1) Would the Project Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact with Mitigation Incorporated**. The SHP EIR found that implementation of the SHP could result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection and emergency medical services. However, the SHP EIR concluded that compliance with applicable regulatory requirements and implementation of the project design features and SHP EIR Mitigation Measures PS-1 and PS-2 would reduce potentially significant impacts in these regards to a less than significant level. (Corona, 2015, pp. 4.L-12 to 4.L-14)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The project evaluated by the SHP EIR included up to 292 single-family dwelling units, while the currently-proposed TTM 36544R1 includes only 276 dwelling units. Thus, the proposed Project would result in a slightly reduced demand for fire protection services as compared to the Approved Project evaluated by the SHP EIR.

As noted by the SHP EIR, primary fire protection services for the proposed Project would be provided by Corona Fire Department (CFD) Station No. 6, located at 110 West Upper Street in the City of Corona, or approximately 2.7

roadway miles southeast of the Project site (Google Earth, 2024). Other fire stations available to serve the Project include CFD Fire Stations 3 and/or 5, and these facilities would be available to provide a secondary response to the site, if needed. CFD Station 6 is staffed 24/7 by a four-person Engine Company consisting of a Captain, an engineer, and two firefighter-paramedics, and is equipped with a Type 1 Engine and Water Tender Truck. CFD Station 3 is the next closest station and is located at 790 S. Smith Ave, Corona, California. Station 3 also is staffed 24/7 by a four-person Engine Company with a Captain, an Engineer, and two firefighter-paramedics, as well as a two-person Paramedic Squad Truck with two firefighter-paramedics. CFD Station 5, located at 1200 Canyon Crest Dr, Corona, California is located similar distance to the project site as Station 3. Station 5 also is staffed 24/7 by a four-person Engine Company with a Captain, an Engineer, and two firefighter-paramedics. (Dudek, 2025, p. 47)

Call to arrival measures time from receipt of the request for assistance until the emergency apparatus arrives on the scene of a call. The CFD current goals are 1:00 minute for call processing, 1:50 minutes for turnout, and 4:00 minutes for travel time, which adds up to 6:50 minutes total response time. In 2019, the CFD retained Citygate Associates, LLC to conduct a comprehensive update of its 2013 Standard of Coverage (SOC) and headquarters services assessment to provide an ongoing foundation for fire service planning. The Citygate Standard of Coverage Assessment recommended a call to arrive (total response time) for the CFD to be 90% of compliance at 7:30 minutes, which is a best practice goal for urban areas and would include 1:30 minutes for call processing plus 2:00 minutes turnout time plus 4:00 minutes travel time. In an effort to understand fire department response capabilities, an analysis of the travel-time response coverage from the closest responding CFD Fire Stations (Fire Station 6 being the closest) was conducted. The response time analysis was conducted using travel distances that were derived from Google road data and Project development plan data. Travel times were calculated applying the distance at speed limit formula (T=(D/S) * 60, where T=time, D=distance in miles, and S=speed in MPH) as well as the nationally recognized Insurance Services Office (ISO) Public Protection Classification Program's Response Time Standard formula (T=0.65 + 1.7 D, where T= time and D = distance) for comparison. The ISO response travel time formula discounts speed for intersections, vehicle deceleration, and acceleration, and does not include turnout time. (Dudek, 2025, p. 49)

Table 49, *Project Emergency Response Analysis using Speed Limit Formula*, and Table 50, *Project Emergency Response Analysis using ISO Formula*, present tabular results of the emergency response time analysis using the distance at speed formula and the ISO formula, respectively. Emergency response time target thresholds include travel time along with dispatch and turnout time, which can add 2 to 3 minutes to travel time. CFD Fire Station 6 would provide an initial response as the closest existing CFD fire station. As indicated in Table 49 and Table 50, the total response time from Station 6 to the furthest point within the project development does not fully conform to the CFD current response time standard of 6 minutes and 50 seconds for "Urban" areas; however, the total response time does substantially conforms to the Citygate Assessment recommended best practice goal of 7 minutes and 30 seconds response time 90% of the time for urban areas and is estimated to arrive within approximately 7 minutes and 29 seconds (Speed Limit Formula) or 8 minutes and 05 seconds (ISO Formula). All response calculations are based on an average response speed of 35 mph, consistent with nationally recognized National Fire Protection Association (NFPA) 1710. (Dudek, 2025, p. 49)

Table 49 Project Emergency Response Analysis using Speed Limit Formula

Station	Travel Distance to Project Entrance	Travel Time to Project Entrance[1]	Maximum Travel Distance[2]	Maximum Travel Time	Total Response Time[3]
CFD Station 6	2.1 miles	3 minutes, 36 seconds	3.2 miles	5 minutes, 29 seconds	7 minutes, 29 seconds
CFD Station 3	2.4 miles	4 minutes, 7 seconds	3.4 miles	5 minutes, 50 seconds	7 minutes, 50 seconds
CFD Station 5	2.4 miles	4 minutes, 7 seconds	3.7 miles	6 minutes, 19 seconds	8 minutes, 19 seconds

1. Assumes travel distance and time to the closest of the three entrances off of Foothill Parkway to the respective fire station, and application of the distance at speed limit formula (T=(D/S) * 60, where T=time, D=distance in miles, and S=speed in MPH), a 35 mph travel speed, and does not include turnout time.
2. Assumes travel distance and time to the furthest point within the project development from fire station, and application of the distance at speed limit formula (T=(D/S) * 60, where T=time, D=distance in miles, and S=speed in MPH), a 35 mph travel speed, and does not include turnout time.
3. Emergency response time target thresholds include travel time to furthest point within the project development from fire station, and application of the distance at speed limit formula (T=(D/S) * 60, where T=time, D=distance in miles, and S=speed in MPH) a 35 mph travel speed along with dispatch and turnout time, which can add an additional two minutes to travel time.

(Dudek, 2025, Table 7)

Table 50 Project Emergency Response Analysis using ISO Formula

Station	Travel Distance to Project Entrance	Travel Time to Project Entrance[1]	Maximum Travel Distance[2]	Maximum Travel Time	Total Response Time[3]
CFD Station 6	2.1 miles	4 minutes, 13 seconds	3.2 miles	6 minutes, 05 seconds	8 minutes, 05 seconds
CFD Station 3	2.4 miles	4 minutes, 44 seconds	3.4 miles	6 minutes, 26 seconds	8 minutes, 26 seconds
CFD Station 5	2.4 miles	4 minutes, 44 seconds	3.7 miles	6 minutes, 55 seconds	8 minutes, 55 seconds

1. Assumes travel distance and time to the closest of the three entrances off of Foothill Parkway to the respective fire station, and application of the ISO formula, T=0.65+1.7(Distance), a 35 mph travel speed, and does not include turnout time.
2. Assumes travel distance and time to the furthest point within the project development from fire station, and application of the ISO formula, T=0.65+1.7(Distance), a 35 mph travel speed, and does not include turnout time.
3. Emergency response time target thresholds include travel time to furthest point within the project development from fire station, and application of the ISO formula, T=0.65+1.7(Distance), a 35 mph travel speed along with dispatch and turnout time, which can add an additional two minutes to travel time.

(Dudek, 2025, Table 7)

Based on these calculations, the Project's calculated response time from the closest fire station 6 location would not achieve the CFD current response time goals of 6 minutes 50 seconds 90% of the time, however, would substantially conform to the recommended 7 minutes and 30 seconds response time goal 90% of the time and the estimate derived from the Speed Limit Formula is just over the current 7 minute 21 second response time that is being achieved 90 percent of the time by the CFD. Further, it is possible that Stations 3 or 5 would be the first responding unit in areas of the Project closest to them, reducing the estimated response times which were used with a conservative approach of the furthest portions of the Project site from each fire station. And finally, the

estimate derived from the Speed Limit Formula is just over the current 7 minute 21 second response time that is being achieved 90 percent of the time by the CFD. (Dudek, 2025, p. 52)

The Project would not adversely impact the CFD's ability to achieve their response time standard due to the low number of calls that are projected as a result of the proposed Project, as the proposed Project only would result in the introduction of approximately 905 residents to the site (276 units x 3.28 persons/unit = 905.28 persons), as compared to the City's 2023 population of 160,238 (USCB, 2024). Thus, and consistent with the finding of the SHP EIR, the Project's increase in demand for fire protection services would not be substantial. However, the determination of whether additional fire response resources are considered necessary would be made by the CFD based on their internal standards of coverage analysis. (Dudek, 2025, p. 52) Although new fire protection facilities ultimately may be needed in the Project area to serve the Project and other future development in the area, it is not possible to identify environmental impacts that may be associated with the development of any new fire protection facilities until a specific proposal and design for the facility is prepared by the CFD. Accordingly, impacts due to the construction of new or expanded fire protection facilities are too speculative for evaluation in this EIR Addendum (State CEQA Guidelines § 15145). Environmental effects of such fire protection facilities and any associated mitigation would be identified through a future CEQA process required in association with any future proposals for new or expanded fire protection facilities.

Notwithstanding, and as noted by the SHP EIR, the CFD is funded largely through the City's General Fund, with other funding coming from tax revenue, fees for services, a fee charged to the local ambulance company, the emergency medical service subscription program, and developer impact fees charged to all new development which are used on facilities and equipment. To further ensure that the provision of fire and emergency medical services is not eroded by future development, prior to the issuance of a building permit for the construction of the proposed Project, the Project Applicant would be required to pay the required service and development fees pursuant to the "Fire Facilities Fee" as amended in Chapter 3.36 of the CMC to the City for the public improvements and facilities associated with the CFD, as also was required by SHP EIR Mitigation Measure PS-2. These fees would be utilized to fund capital costs associated with acquiring land for new fire stations, constructing new fire stations, purchasing fire equipment for new fire stations, and providing for additional staff as needed and as identified by the City and CFD. Mandatory payment of fees would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project, thereby ensuring the Project's impacts to fire protection services would be less than significant.

Based on the foregoing analysis, and consistent with the findings of the SHP EIR, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services, assuming implementation of the SHP EIR mitigation measures. As such, impacts to fire protection services would be less than significant. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

a.2) Would the Project Result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, need for new or physically altered police protection

facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact with Mitigation Incorporated**. The SHP EIR found that implementation of the SHP could result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection and law enforcement services. However, the SHP EIR concluded that compliance with applicable regulatory requirements and implementation of the project design features and SHP EIR Mitigation Measures PS-3 and PS-4 would reduce potentially significant impacts in these regards to a less than significant level. (Corona, 2015, pp. 4.L-12 to 4.L-14)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** As noted by the SHP EIR, the Project site is serviced by the Corona Police Department (CPD) within Zone 4. The City's main police station is located at 730 Public Safety Way, approximately 3.1 miles northeast of the Project site (Google Earth, 2024). As noted in the EIR prepared for the City's General Plan, according to the 2017-2018 Corona Police Strategic Plan, one of the Corona Police Department's goals is to maintain adequate staffing ratios, which states that a minimum of one officer per thousand residents is recommended. As also noted in the General Plan EIR, in the 2019-2020 fiscal year there were 149 sworn police personnel and the estimated 2019-2020 officers-per-thousand-residents ratio was 0.91, which was slightly lower than the goal of one officer per one thousand residents. (Corona, 2019, p. 5.15-26)

The proposed Project would result in the introduction of approximately 905 residents to the site (276 units x 3.28 persons/unit = 905.28 persons), or approximately 123 fewer people than the 1,028 new residents that were assumed by the SHP EIR (USCB, 2024; Corona, 2015, p. 4.K-7). Based on the CPD's desired staffing ratio, the Project would result in the demand for less than one new officer within the City (123 persons x 1 officer/1,000 persons = 0.12 officers). As such, the proposed Project would not directly result in the need for any new police department personnel, and as such the Project would not result in or require any new or expanded police protection facilities, the construction of which could have an adverse effect on the environment.

Additionally, based on future population growth estimates contained in Connect SoCal, the City of Corona had a population of approximately 155,600 persons in 2019 and approximately 47,100 households. The number of households within the City is expected to increase by 5,800 households by 2050, representing an increase in the City's population of approximately 19,024 persons (5,800 households x 3.28 persons/household = 19,024 persons). Thus, the Project's anticipated 905 residents would represent only 0.65% of the anticipated population growth within the City through 2050. (SCAG, 2024, Demographics and Growth Forecast Technical Report, Table 13)

As noted by the SHP EIR, the CPD's operating budget is generated through tax revenues, penalties, service fees, and allowed government assistance including the General Fund, development impact fees, asset forfeiture funds, traffic offender funds, and various grants. To further ensure that the provision of police protection and law enforcement services are not eroded by future development, the SHP EIR imposed Mitigation Measure PS-4, which requires the Project Applicant to pay the City's Development Impact Fees (DIF) pursuant to CMC Chapter 16.23 prior to issuance of building permits, which would provide funding for future public improvements and facilities associated with the CPD.

Based on the preceding analysis, and consistent with the findings of the SHP EIR, compliance with the applicable regulatory requirements of the CPD, payment of the City's DIF fee, and mandatory compliance with applicable provisions of the CMC with respect to site design and access, impacts related to police protection and law enforcement services would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

a.3) Would the Project Result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

b) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact with Mitigation Incorporated**. The SHP EIR found that implementation of the SHP could result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives parks and recreational facilities. Further, the SHP EIR found that the SHP could increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility could occur or be accelerated, and found that the SHP could include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. However, compliance with applicable regulatory requirements and implementation of the project design features and SHP EIR Mitigation Measure PS-5 would reduce potentially significant impacts in these regards to a less than significant level. (Corona, 2015, pp. 4.L-15 to 4.L-18)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The proposed Project includes three proposed public parks on 9.25 acres and five private parks on 2.17 acres, for a total of 11.42 acres. However, impacts associated with the construction of these parks has been evaluated throughout this EIR Addendum. The physical construction of the on-site public and private parks is addressed under the relevant issue areas identified throughout this EIR Addendum (e.g., air quality, biological resources, cultural resources). Under each relevant topic, the Project's impacts are determined to be less than significant, or mitigation measures from SHP EIR (as modified/supplemented herein) previously were identified to reduce impacts to the maximum feasible extent. There are no components of the proposed on-site public and private parks that would result in physical environmental impacts that have not already been addressed and accounted for throughout this EIR Addendum. Accordingly, impacts would be less than significant.

According to data available from the United States Census Bureau, the City of Corona has an average of approximately 3.28 residents per household (USCB, 2024). Thus, the proposed Project evaluated herein would generate a future population of approximately 905 residents (276 units x 3.28 persons/unit = 905.28 persons). In

order to meet the parkland standard established by General Plan Policy PR-1.1 of three acres of parkland for every 1,000 residents, the Project would require a minimum of 2.72 acres of parkland (905.28 persons x 3.0 acres/1,000 persons = 2.716 acres). The proposed Project would accommodate a total of 9.25 acres of public parks and 2.17 acres of private parks, which would exceed the Quimby Ordinance requirement to accommodate 2.72 acres of parkland. Accordingly, it can be concluded that because the Project would exceed its parkland requirements, future Project residents would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, as any increased use of existing recreational facilities by Project residents would be offset by other City residents utilizing the public parks proposed as part of the Project. Consistent with the findings of the SHP EIR, impacts would be less than significant.

Furthermore, because the Project would provide excess parkland on site, the proposed Project would not result in or require the construction of new or expanded park facilities off site in order to meet the City's target parkland ratio. Therefore, the Project would not require the construction or expansion of recreational facilities off site which might have an adverse physical effect on the environment. Impacts would be less than significant.

Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

a.4) Would the Project Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact with Mitigation Incorporated**. The SHP EIR found that implementation of the SHP could result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools. The SHP EIR concluded that tis impact was considered less than significant with implementation of SHP EIR Mitigation Measure PS-6. (Corona, 2015, p. 4.L-18)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The proposed Project would result in the introduction of approximately 905 residents to the site (276 units x 3.28 persons/unit = 905.28 persons), or approximately 123 fewer people than the 1,028 new residents that were assumed by the SHP EIR (USCB, 2024; Corona, 2015, p. 4.K-7). Thus, the Project's overall demand for school services would be reduced in comparison to the project evaluated by the SHP EIR. Notwithstanding, the Project Applicant would be required to comply with the mitigation measures identified in the SHP EIR, which require the payment of required development impact fees to off-set impacts associated with increased demand for school services and facilities, as is also required by CMC Chapter 16.27 (Mitigation of Local School Impaction). Pursuant to the Leroy F. Greene School Facilities Act of 1998, payment of school impact fees constitutes full and complete mitigation for project-related impacts to school services. As such, and assuming compliance with applicable mitigation measures from the SHP EIR and mandatory payment of school fees in accordance with CMC Chapter 16.27, implementation of the proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically

altered facilities for school services, and impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

a.5) Would the Project Result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact with Mitigation Incorporated**. The SHP EIR found that implementation of the SHP could result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services. The SHP EIR concluded that this impact would be considered less than significant with implementation of SHP EIR Mitigation Measure PS-7. (Corona, 2015, pp. 4.L-18 to 4.L-19)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The proposed Project would result in the introduction of approximately 905 residents to the site (276 units x 3.28 persons/unit = 905.28 persons), or approximately 123 fewer people than the 1,028 new residents that were assumed by the SHP EIR (USCB, 2024; Corona, 2015, p. 4.K-7). Thus, the Project's overall demand for library services would be reduced in comparison to the project evaluated by the SHP EIR. Although new library facilities may be under consideration by the City of Corona Public Library (CPL) in the Project area, it is not possible to identify environmental impacts that may be associated with the development of any new library facilities until a specific proposal and design for the facility is prepared by the CPL. Accordingly, impacts due to the construction of new or expanded library facilities are too speculative for evaluation in this EIR Addendum (State CEQA Guidelines, 14 CCR § 15145). Environmental effects of such library facilities and any associated mitigation would be identified through a future CEQA process required in association with any future proposals for new or expanded library facilities. Any mitigation measures required for new or expanded library facilities could be funded, in part, from property taxes, including increased property taxes resulting from buildout of the Project site.

To further ensure that the provision of library services is not eroded by future development, the SHP EIR imposed Mitigation Measure PS-7, which requires the Project Applicant to pay the City's DIF fees pursuant to CMC Chapter 16.23 prior to issuance of building permits, which would provide funding for future library improvements and facilities. Mandatory payment of the City's DIF fees as required by Mitigation Measure PS-7 and CMC Chapter 16.23 would reduce the Project's potential impacts to library services to less-than-significant levels.

Based on the preceding analysis, and consistent with the findings of the SHP EIR, Project impacts to library services would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

d) Would the Project conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan and municipal code) adopted for the purpose of avoiding or mitigating an environmental effect?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact with Mitigation Incorporated**. The SHP EIR found that implementation of the SHP could conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan and Municipal Code). The SHP EIR concluded that this impact would be less than significant with implementation of the mitigation measures identified throughout the SHP EIR. (Corona, 2015, pp. 4.L-19 to 4.L-23)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The SHP EIR was certified in 2017. However, subsequent to certification of the SHP EIR, the City of Corona City Council adopted an update to the City's General Plan in 2020, with the most recent amendment to the General Plan occurring in April 2024. Accordingly, Table 51, *Project Consistency with General Plan Policies Related to Public Services and Recreation*, provides an updated analysis of the proposed Project's consistency with the 2020 General Plan policies related to cultural resources. As indicated in Table 51, the Project would be consistent with, or otherwise would not conflict with, all applicable goals and policies of the General Plan with respect to public services and recreation. Accordingly, Project impacts due to a conflict with General Plan goals and policies related to public services and recreation would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

Table 51 Project Consistency with General Plan Policies Related to Public Services and Recreation

Goal/Policy	Project Consistency
Goal PR-1: A well-designed system of parks and associated facilities that are sufficient in acreage, type, and distribution, that are designed to provide a quality recreational experience, and that meet the diverse needs of Corona residents.	Consistent. As discussed herein, the proposed Project would accommodate a total of 9.25 acres of public parks and 2.17 acres of private parks, which would exceed the Quimby Ordinance requirement to accommodate 2.72 acres of parkland to meet the City's target ratio of three acres of parkland per 1,000 residents.
Policy PR-1.1: Seek all creative means to facilitate the provision of at least three acres for every 1,000 residents of useable, attractive, well-maintained, and amenity-appropriate parkland.	Consistent. As discussed herein, the proposed Project would accommodate a total of 9.25 acres of public parks and 2.17 acres of private parks, which would exceed the Quimby Ordinance requirement to accommodate 2.72 acres of parkland to meet the City's target ratio of three acres of parkland per 1,000 residents.
Policy PR-1.2: Provide a variety of park types (e.g., neighborhood, community, major, and special user) with an appropriate mix of amenities that are designed for accessibility and use to meet the diverse needs of residents.	Consistent. The proposed Project accommodates three public parks and five private parks, which would provide a variety of park types to meet the needs of future Project residents.
Policy PR-1.3: Encourage distribution of parks, open space, and recreational amenities throughout the City, to the extent feasible, to maximize convenient access for residents, primarily, and secondarily to the business community.	Not Applicable. Policy PR-1.3 provides direction to City staff and decision makers, and is unrelated to the proposed Project. Additionally, as noted above, the Project's proposed parks would exceed the amount of required parkland on site by 8.7 acres.
Policy PR-1.4: Strengthen partnerships and collaborations with the Corona-Norco and Alvord school districts and	Not Applicable. Policy PR-1.4 provides direction to City staff and decision makers, and is unrelated to the proposed

Goal/Policy	Project Consistency
other community organizations to increase the shared use of facilities for the effective delivery of services and programs.	Project.
Policy PR-1.5: Operate and maintain park and recreational facilities to facilitate a high-quality experience; regularly modernize parks and associated facilities where needed, incorporating best practices in sustainable designs.	Not Applicable. Policy PR-1.4 provides direction to City staff and decision makers, and is unrelated to the proposed Project.
Policy PR-1.6: Enhance the safety of parks and associated facilities through crime design, age-appropriate playgrounds, crime prevention technology, patrols, and community volunteer efforts.	Not Applicable. Policy PR-1.5 provides direction to City staff and decision makers, and is unrelated to the proposed Project. All of the parks proposed on site would meet all applicable City standards.
Policy PR-1.7: Seek feasible alternatives to raise sufficient funds to finance regular maintenance repairs and modernization of existing public parks as well as the development of new parks.	Not Applicable. Policy PR-1.7 provides direction to City staff and decision makers, and is unrelated to the proposed Project.
Policy PR-1.8: Enhance options to access parks, community centers, and other recreational facilities through transit, bikeways, and walking paths that are useable for people of all ages and abilities.	Consistent. Policy PR-1.4 provides direction to City staff and decision makers, and is unrelated to the proposed Project. Notwithstanding, the Project's parks have been designed to integrate to the extent feasible the existing and planned trails and trail head improvements to ensure internal non-vehicular mobility between these amenities.
Policy PR-1.9: Increase stewardship and volunteerism opportunities for Corona youth, adults, schools, and community organizations to participate in parks and recreation events, projects, and programs.	Not Applicable. Policy PR-1.9 provides direction to City staff and decision makers, and is unrelated to the proposed Project.
Policy PR-1.10: Provide opportunities for creative expression (e.g., public art, signage, pavement design, etc.) to improve the beauty of parks and to celebrate local history, culture, and values.	Not Applicable. Policy PR-1.10 provides direction to City staff and decision makers, and is unrelated to the proposed Project.
Goal PR-2 and Policies PR-2.1 through PR 2.9	Not Applicable. Goal PR-2 and Policies PR-2.1 through 2.9 relate to City recreational programs and are unrelated to the proposed Project.
Goal PR-3 and Policies PR 3.1 through PR 3.10	Not Applicable. Goal PR-3 and Policies PR 3.1 through PR 3.10 provide direction to City staff and decision makers regarding the availability of educational resources and programming, and are unrelated to the proposed Project.
Goal PR-6: A comprehensive and quality system of off-road hiking, biking, and equestrian trails that are, to the extent feasible, accessible to people of all ages, and connect residents to natural resources surrounding Corona.	Consistent. The Project incorporates trail heads for existing natural trails within the4 Project's proposed open space areas as well as trails within the on-site public and private parks, which would be accessible to people of all ages, and would help the City achieve the intent of this policy to connect residents to natural resources surrounding Corona.
Policy PR-6.1: Strive to identify and connect multipurpose trails to schools, local and regional parks, residential neighborhoods, open space areas, downtown, bikeways,	Consistent. The Project's proposed parks and trail head improvements would serve to identify and connect the existing natural trails to the proposed on-site amenities,

Goal/Policy	Project Consistency
and other community destinations in Corona.	and would include a connection to Foothill Parkway, thereby providing access to other portions of the City of Corona.
Policy PR-6.2: Require new developments to provide access opportunities to trails that exist in their area or to proposed trails linking parks, recreational areas, neighborhoods, and other areas of high public concentration with a trail design suitable to the area or contribute improvements, dedications, or fees to extend trails.	Consistent. The Project includes several trail head improvements, which would serve to identify access locations to the existing natural trails throughout the Project's proposed open space areas.
Policy PR-6.3: Encourage creation of a multipurpose trail system for hiking, biking, and equestrian use in areas commonly used for these purposes, such as along washes, creeks, drainages, hillsides, parks, and other public use areas. Trails created within the MSHCP conservation areas that are not identified as a covered activity in the Western Riverside County MSHCP are to avoid and minimize impacts on biological resources by following the Guidelines for the Siting and Design of Trails and Facilities [MSHCP Section 7.4.2].	Consistent. The Project includes several trail head improvements, which would serve to identify access locations to the existing natural trails throughout the Project's proposed open space areas. The trails would not afford access to any portion of the Project's open space areas that would include mitigation areas as required by the MSHCP.
Policy PR-6.4: Cooperate with Riverside County in establishing and completing portions of the county's backbone trail system that crosses Corona.	Not Applicable. Policy PR-6.4 provides direction to City staff and decision makers to coordinate with Riverside County in the establishment and completion of a regional trail system, and is unrelated to the proposed Project.
Policy PR-6.5: Ensure trails that navigate through residential neighborhoods are not obtrusive, invade the privacy of residents, or jeopardize the safety of neighborhoods.	Consistent. The trails proposed as part of the Project would not be obtrusive, invade the privacy of future Project residents, or jeopardize the safety of neighborhoods.
Policy PR-6.6: Locate, design, and regulate the use of multipurpose trails so that they reflect the character and environment where they are located and do not negatively impact natural habitat, wildlife, landforms, or cultural resources or MSHCP Conservation areas.	Consistent. All of the Project's proposed trails, including natural trails within the Project's open space areas, are designed to reflect the character and environment where they are located, and because these are all existing trails the trails within the Project's open space would not negatively impact natural habitat, wildlife, landforms, or cultural resources or MSHCP Conservation areas
Policy PR-6.7: Initiate and maintain dialogue with federal, state, and local governments to coordinate access and maintenance of trails that cross jurisdictional boundaries.	Not Applicable. Policy PR-6.7 provides direction to City staff and decision makers to coordinate with other agencies regarding cross-jurisdictional maintenance of trails, and is unrelated to the proposed Project.
Policy PR-6.8: Promote the safe use of trails and require infrastructure and other public rights-of-way to be designed and developed to accommodate trails in a manner that is safe and compatible with the intended primary use of the rights-of-way or easement, where feasible.	Consistent. The Project's proposed trails would occur either in open spaces, within on-site parks, or within the public rights-of-way, and have been designed to be safe and compatible with the primary uses of these areas.
Policy PR-6.9: Seek available funding for the maintenance	Not Applicable. Policy PR-6.9 provides direction to City

Goal/Policy	Project Consistency
and/or establishment of multi-use trails that accommodate bicycle and pedestrian users.	staff and decision makers related to trail funding, and is unrelated to the proposed Project.
Policy PR-6.10: Consider numerous outlets to make the city's Trails Master Inventory or Trails Master Plan and bicycle plan easily accessible to the public to increase public awareness.	Not Applicable. Policy PR-6.10 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PR-6.11: Promote the use of trails and bicycle routes through use of wayfinding signs or placards.	Consistent. The Project would include trail head improvements that would serve to promote the use of the on-site trails.
Policy PR-6.12: Raise public awareness of the health benefits of walking and bicycling, the safe use of the streets and sidewalks, and the availability of trails, bicycle routes, and greenways.	Not Applicable. Policy PR-6.12 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PR-6.13: Encourage the establishment of various trail classifications in the City that are suited to the environmental context on which they are located and the intended purpose and use of the trail.	Not Applicable. Policy PR-6.13 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PR-6.14: Consider establishment of trail heads and/or staging areas with parking for newly created trails, to the extent feasible; and if the opportunity arises, incorporate trail heads and/or staging areas into existing trail areas.	Consistent. The proposed public parks on site would accommodate parking areas, and the parks have been designed to provide connections to the on-site trail system, including the existing natural trails within the Project's proposed open space areas.
Goal PS-5: Ensure that there is an adequate service level of law enforcement services provided for all residents, visitors, and businesses throughout the City of Corona.	Consistent. As indicated under the analysis of Threshold a.1), above, the proposed Project would not adversely affect the service level for law enforcement services.
Policy PS-5.1: Ensure that police staffing, facilities, and equipment are expanded commensurably to serve the needs of the City's growing population, business community, and visitor population.	Not Applicable. Policy PS-5.1 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PS-5.2: Identify and provide sites for police facility location(s) or substations in different locations based on community need, phasing, and timing; periodically assess the needs for establishing or relocating substations.	Not Applicable. Policy PS-5.1 provides direction to City staff and decision makers and is unrelated to the proposed Project. In addition, the Project would not result in or require any new or expanded police protection facilities.
Policy PS-5.3: Assess the impacts of incremental increases in community development and resulting impacts on traffic congestion, municipal infrastructure capacity, and emergency response times. Ensure through the design review process that proposed projects provide mitigation to maintain law enforcement services at acceptable, safe levels.	Consistent. As indicated under the analysis of Threshold a.1), above, the proposed Project would result in less-than-significant impacts to police protection services. In addition, the Project would be required to implement improvements, pay DIF/TUMF fees, and make fair-share contributions towards transportation improvements currently not identified for funding, which would ensure that Project-related traffic does not degrade the Level of Service (LOS) along stury area roadways.
Policy PS-5.4: Periodically evaluate population growth, development characteristics, level of service, and incidence of crime in the City of Corona to ensure that an adequate level of police service is maintained.	Not Applicable. Policy PS-5.1 provides direction to City staff and decision makers and is unrelated to the proposed Project. Additionally, based on the City's current standards, the Project would result in the need for less

Goal/Policy	Project Consistency
	than one sworn police officer. Project impacts to police protection facilities would be less than significant with mandatory payment of the City's DIF fee.
Policy PS-5.5: Require new and expanded development projects or those in which change operations to contribute an appropriate amount of impact fees based on their proportional impact and demand for police services.	Consistent. In conformance with SHP EIR Mitigation Measure PS-4 and as required by CMC Chapter 16.23, the Project Applicant would be required to pay the City's impact fees, portions of which are allocated to police services and facilities.
Policy PS-5.6: Cooperate with all Riverside County law enforcement agencies and other public safety providers to provide backup police assistance and mutual aid in emergency situations.	Not Applicable. Policy PS-5.6 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PS-5.7: Conduct periodic police related emergency management exercises with City personnel and surrounding jurisdictions to maintain readiness for emergency situations should they arise.	Not Applicable. Policy PS-5.7 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PS-5.8: Strive to meet police response times for Priority 1 calls throughout the community consistent with the departmental strategic plan and level of service objectives.	Not Applicable. Policy PS-5.8 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PS-5.9: Continue to work the Corona-Norco Unified School District to provide services that make school environments safe and welcoming places for learning and personal enrichment and growth for students.	Not Applicable. Policy PS-5.9 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Goal PS-6 and Policies PS-6.1 through PS-6.6	Not Applicable. Goal PS-6 and Policies PS-6.1 through PS-6.6 provide direction to City staff and decision makers related to coordination and managing the City's emergency operations, and are unrelated to the proposed Project.
Goal PS-7: Encourage the use of land use and development configuration and site design standards within residential and other developments to minimize crime and improve the safety for residents, visitors, and employees.	Consistent. The proposed Project would be subject to all CMC requirements related to land use, development configuration, and site design standards, and would serve to minimize crime and improve the safety for future residents and visitors.
Policy PS-7.1: Require larger developments to incorporate site design features that help ensure maximum visibility and security for entrances, pathways, streets and sidewalks, corridors, public and private open space, and parking lots and structures.	Consistent. The proposed Project would be subject to all CMC requirements related to site design, and the Project's design would ensure maximum visibility and security for entrances, pathways, streets and sidewalks, corridors, public and private open space, and parking lots and structures.
Policy PS-7.2: Require the incorporation of appropriate lighting that provides adequate exterior illumination around commercial, business park, public spaces, parking lots, and multifamily structures.	Consistent. Lighting within the proposed on-site parks would meet all applicable CMC requirements for minimum levels of illumination.
Policy PS-7.3: Work with traffic engineers to develop methods through design, enforcement, and engineering to reduce the volume and severity of vehicle, pedestrian, and	Not Applicable. Policy PS-7.3 provides direction to City staff and decision makers and is unrelated to the proposed Project.

Goal/Policy	Project Consistency
bicycling accidents citywide and around sensitive land uses such as schools, apartments, and other highly traveled uses.	
Policy PS-7.4: Enhance public awareness and participation in crime prevention by encouraging changes to be made through crime prevention by design (vegetation selection and maintenance, motion sensors, lighting, etc.) and establishing and participating with police in neighborhood safety and crime prevention programs (e.g. neighborhood watch).	Not Applicable. Policy PS-7.4 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PS-7.5: Require large-scale retail developments to incorporate video surveillance security systems within their facilities and grounds to monitor open public spaces and, where appropriate and feasible, provide office space for police facilities.	Not Applicable. Policy PS-7.5 relates to large-scale retail developments, while the Project does not include any proposed retail land uses. Thus, this policy is not applicable to the proposed Project.
Policy PS-7.6: Provide opportunities for police department review and input regarding appropriate methods to mitigate the impacts of land use permits that have functions and characteristics that may impose a higher than normal level of security and police protection.	Not Applicable. Policy PS-7.6 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PS-7.7: Provide appropriate security measures around sensitive essential public facilities, such as water, reclaimed water, radio towers, and other facilities required for use for public health and safety purposes.	Not Applicable. Policy PS-7.7 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Goal PS-8: Ensure that there is an adequate service level of fire protection and suppression services provided for all residents, visitors, and businesses throughout the City of Corona to meet community expectations and budgetary resources for safety.	Consistent. The analysis of Threshold a.1), above, demonstrates that the Project would have less-than-significant impacts on the CFD's level of service standards with mandatory payment of the City's Fire Facilities Fee pursuant to CMC Chapter 3.36.
Policy PS-8.1: Provide needed fire stations and maintain them in good condition to enable timely and effective response to emergencies in keeping with city standards, community service expectations, and city financial resources.	Not Applicable. Policy PS-8.1 provides direction to City staff and decision makers and is unrelated to the proposed Project. Additionally, the analysis of Threshold a.1), above, demonstrates that the Project would not result or require any new or expanded fire protection facilities, and the Project would be subject to mandatory payment of the City's Fire Facilities Fee pursuant to CMC Chapter 3.36.
Policy PS-8.2: Ensure that fire staff at all levels are sufficient in number and appropriately trained to effectively plan and respond to all types of fire and related emergencies in the community.	Consistent. The analysis of Threshold a.1), above, demonstrates that the Project would be adequately served by fire protection facilities, and any new staffing that may be warranted would be funded in part through the Project's mandatory payment of the City's Fire Facilities Fee pursuant to CMC Chapter 3.36.
Policy PS-8.3: Maintain mutual aid, automatic aid, and other multi-agency cooperative agreements to ensure that urban fire, wildfire, tactical response, hazmat, and other services are available at all times.	Not Applicable. Policy PS-8.3 provides direction to City staff and decision makers and is unrelated to the proposed Project.

Goal/Policy	Project Consistency
Policy PS-8.4: Regular maintain, upgrade, and replace fire apparatus and support vehicles and needed equipment to be prepared and effectively respond to fire, traffic, medical, and related emergencies.	Not Applicable. Policy PS-8.4 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PS-8.5: Conduct periodic fire-related exercises with City public safety personnel and those of nearby jurisdictions, and the state to remain prepared for situations requiring multi-jurisdictional coordinated response.	Not Applicable. Policy PS-8.5 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PS-8.6: Participate in and conduct regular training of all fire and related personnel to ensure that staff are prepared to address emergency medical, fire, and other related emergencies in the community.	Not Applicable. Policy PS-8.6 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PS-8.7: Adhere to and periodically update fire department strategic plans, policies and procedures, and other internal standards to continuously meet service level requirements and priorities, including department response times.	Not Applicable. Policy PS-8.7 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PS-8.8: Ensure that revenues are collected from new development, existing developments, and other land uses in an amount that is commensurate with their respective impact on overall city fire operations.	Not Applicable. Policy PS-8.8 provides direction to City staff and decision makers and is unrelated to the proposed Project. In addition, the Project would be subject to mandatory payment of the City's Fire Facilities Fee pursuant to CMC Chapter 3.36.
Policy PS-8.9: Continue to monitor and adhere to the latest changes in state legislation and guidelines with respect to fire planning, prevention, and suppression.	Not Applicable. Policy PS-8.9 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Goal PS-9 and Policies PS-9.1 through PS-9.9	Not Applicable. Goal PS-9 and Policies PS-9.1 through PS-9.9 provide direction to City staff and decision makers and are unrelated to the proposed Project.
Goal PS-10: Reduce fire risk to life and property through effective land use planning and compliance with federal, state, local laws, ordinances, and standards.	Consistent. The analysis presented herein in Subsection 2.19, *Wildfire*, demonstrates that the Project's proposed fire management measures would ensure risks to life and property are minimized in compliance with all applicable federal, state, local laws, ordinances, and standards.
Policy PS-10.1: Locate, when feasible, new essential public facilities outside of high fire risk areas; if not feasible, require construction and other methods to harden and minimize damage for existing/planned facilities in such areas.	Not Applicable. Policy PS-10.1 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy PS-10.2: Require all improved and new homes, structures, and facilities in the very high fire hazard severity zones to adhere to additional fire safe design standards consistent with state law and local practice.	Consistent. The analysis presented herein in Subsection 2.19, *Wildfire*, demonstrates that the Project's proposed fire management measures would fully comply with all applicable City requirements related to fire safe design and in accordance with applicable State laws and local practices.
Policy PS-10.3: Require all improved and new	Consistent. The proposed Project's application materials

Goal/Policy	Project Consistency
developments to be thoroughly reviewed for their impact on safety and the provision of fire protection services as part of the development review process.	were routed to the CFD for review as part of the Project's development review process, and all comments received from the CFD have been addressed as part of revisions to the Project's plans and application materials.
Policy PS-10.4: Require new and rehabilitated homes and structures to meet or exceed City fire prevention standards and state law, including building access, construction design, sprinklers, and others as required by Corona Fire.	Consistent. The analysis presented herein in Subsection 2.19, *Wildfire*, demonstrates that the Project's proposed fire management measures would meet or exceed City fire prevention standards and all applicable requirements under State law.
Policy PS-10.5: Require all new commercial, industrial, institutional, multiple-unit housing, mixed-use, and one- and two-family dwelling developments to install fire protection systems and encourage the use of automatic sprinkler systems where not required by local codes and ordinances.	Consistent. The analysis presented herein in Subsection 2.19, *Wildfire*, demonstrates that the fire protection measures included as part of the Project, which include ignition and ember resistant construction, National Fire Protection Association (NFPA) 13D and 13R automatic interior fire sprinkler systems, non-combustible parking areas, managed landscape areas, requirements for water supply, fire apparatus access throughout, improved accessibility for fire fighter personnel, and fuel modification zone implementation, and would meet or exceed all local codes and ordinances.
Policy PS-10.6: Require fuel modification plans and vegetation clearance standards for development in VHFHSZs to protect structures from wildfire, protect wildlands from structure fires, and provide safe access routes for the community and firefighters within the project boundary, which may be extended pursuant to required findings when in accordance with state law, local ordinance, rule or regulation and no feasible mitigation measures are possible.	Consistent. As discussed in further detail in Subsection 2.19, *Wildfire*, the Project would implement fuel modification zones throughout the proposed development to protect future on-site structures from wildland fire hazards, and the Project accommodates safe access routes for the community and firefighters within the Project boundaries.
Policy PS-10.7: Condition approval of parcel maps and tentative maps in VHFHSZs based on meeting or exceeding the SRA Fire Safe Regulations and the fire hazard reduction around buildings and structures regulations within the project boundary, which may be extended pursuant to required findings when in accordance with state law, local ordinance, rule or regulation and no feasible mitigation measures are possible.	Consistent. As discussed in further detail in Subsection 2.19, *Wildfire*, the Project would meet or exceed all applicable SRA Fire Safe Regulations and the fire hazard reduction requirements around buildings and structures as required by the CMC and State law.
Policy PS-10.8: Coordinate with the Utilities Department to ensure that adequate water supply and flows are available for firefighting; where inadequate, ensure provision of off-site water supply and transport.	Consistent. The Project incorporates a 2.5 million gallon Zone 5 reservoir that would be located within the central portion of the Project site, and would serve to ensure adequate water supplies are available in the local area for firefighting.
Policy PS-10.9: Continue to require visible premise identification and signage per Corona's Premise Identification Guideline that meet or exceed SRA and CFC requirements.	Not Applicable. Policy PS-10.9 provides direction to City staff and decision makers and is unrelated to the proposed Project.

Mitigation Measures

The following mitigation measures from the SHP EIR shall apply in order to reduce the Project's potential impacts to cultural resources to below a level of significance. Revisions/additions to the SHP EIR Mitigation Measures are shown below in ~~strikeout~~/underline format, and have been made to reflect the results of the Project's PRA. The revisions to the SHP EIR mitigation measures reflect more stringent requirements as compared to the mitigation measures included in the SHP EIR.

PS-1: Prior to issuance of building permits, the project Applicant shall obtain CFD review and approval of the site plan, fuel modification plan, and project design features, all of which shall implement the recommendations of the Project's Fire Protection Plan ("FPP"; *Technical Appendix K* to Addendum No. 1 to the Skyline Heights Project (SHP) Environmental Impact Report ["EIR"; State Clearinghouse No. 2014021003]). CFD shall review the site plan, fuel modification plan, and project design features to ensure that they incorporate all applicable recommendations of the FPP including, but not limited to roadway design to meet or exceed minimum fire and emergency access requirements including ingress/egress; driveway and fire lane width; turning radii inside and outside; grades/elevations; adequate onsite space to park CFD apparatus; fire hydrant sizing, spacing and locations; fire protection systems including automatic fire sprinkler systems and fire alarms installed in each residence; availability of adequate firefighting water flow; and approved building materials.

PS-2: Prior to issuance of building permits, the Project Applicant shall pay the required service and development fees pursuant to the "Fire Facilities Fund" as amended in Chapter 3.36 of the CMC to the City of Corona for the public improvements and facilities associated with the CFD.

PS-3: Prior to issuance of building permits, the Project Applicant shall reserve a portion of the Project site for a future radio facility site, the specific size and location of which is subject to review and approval of CPD.

PS-4: Prior to the issuance of building permits, the Project Applicant shall pay the required service and development fees to the City of Corona for the public improvements and facilities associated with the CPD.

PS-5: Prior to the issuance of building permits, the Project Applicant shall comply with the City of Corona Municipal Code (Chapter 16.35, Park Dedication and In Lieu Fees). The City's subdivision map review authority shall determine whether land dedication, and in lieu fee, or a combination of the two shall be required in conjunction with its approval of a subdivision map.

PS-6: Pursuant to Section 65995 of the California Government Code, the Project Applicant shall pay the required SB 50 mitigation fee to the CNUSD.

PS-7: Prior to the issuance of a building permit for the construction of the proposed project, the project Applicant shall pay the required service and development fees pursuant to the Section 16.23.080

of the CMC and in the City's Library Facility and Collection section of the Master Facility Plan to the City of Corona for the public improvements and facilities associated with the CPL.

2.16 Transportation

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Reduce the Level of Service (LOS) below LOS D with the exception of Green River Road at SR-91 Ramps and Dominguez Ranch Road intersections for which LOS E is acceptable?	☐	☐	☐	☒
b. Reduce the LOS below LOS D with the exception of the segment of Green River Road west of Palisades Drive for which LOS E is the minimum acceptable LOS?	☐	☐	☐	☒
c. Conflict or be inconsistent with State CEQA Guidelines section 15064.3, subdivision (b)	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Result in insufficient off-street parking that would not comply with the City of Corona parking requirements?				
g. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Environmental Analysis

a) Would the Project reduce the Level of Service (LOS) below LOS D with the exception of Green River Road at SR-91 Ramps and Dominguez Ranch Road intersections for which LOS E is acceptable?

b) Would the Project reduce the LOS below LOS D with the exception of the segment of Green River Road west of Palisades Drive for which LOS E is the minimum acceptable LOS?

c) Would the Project conflict or be inconsistent with State CEQA Guidelines section 15064.3, subdivision (b)?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact with Mitigation Incorporated**. The SHP EIR found that with regard to construction, aside from the nuisance traffic that would occur as a result of construction-

related activities (e.g., construction materials, construction workers, etc.), impacts resulting from construction traffic would be less than significant. With regard to operation, the SHP EIR found that the SHP would add trips to the transportation network. The SHP EIR also found that the Existing With SHP Project, 2020 With SHP Project, and 2035 With SHP Project would result in significant impacts at the four study intersections identified in SHP EIR Table 4.M-7 during the a.m. or p.m. peak hours. With the implementation of Mitigation Measures TR-1 through TR-4, the SHP EIR concluded that these impacts would be reduced to a less-than-significant level. (Corona, 2015, pp. 4.M-23 to 4.M-33)

The SHP EIR also found that under Existing With SHP conditions, a significant impact would occur on Paseo Grande between Ontario Avenue and Green River Road if the SHP were to be developed prior to the completion of the Foothill Parkway Extension. In the event that were to occur, the SHP EIR concluded that with implementation of Mitigation Measure TR-5, impacts would be reduced to less than significant. The SHP EIR also found that the SHP would result in less-than-significant impacts to roadway segments under both Year 2020 and Year 2035 scenarios. In addition, the SHP EIR found that all of the roadways within the SHP have been designed to accommodate the average daily trips (ADT) that would occur on each of the segments. Therefore, the SHP EIR concluded that no mitigation measures would be required, with exception of Mitigation Measure TR-5. (Corona, 2015, pp. 4.M-33 to 4.M-34)

With respect to Threshold c., Senate Bill 743 (SB 743) was passed in 2013, which required that by July 1, 2020, a project's transportation projects must be evaluated based on a Vehicle Miles Traveled (VMT) measure, instead of evaluating impacts based on LOS criteria. In January 2019, the Natural Resources Agency finalized updates to the State CEQA Guidelines including the incorporation of the SB 743 modifications. The Guidelines changes were approved by the Office of Administrative Law and are now in effect. Therefore, as of July 1, 2020, LOS can no longer be the basis for determining an environmental effect under CEQA, and the analysis of impacts to transportation is now based on VMT. As this threshold of significance addressing VMT was not in place at the time the SHP EIR was certified, this threshold was not evaluated as part of the SHP EIR. Notwithstanding, the supporting materials for the SHP EIR disclosed a quantification of VMT. The VMT discussion was utilized in the calculation of air quality emissions only and was not addressed in the context of transportation-related impacts. Although the SHP EIR did not draw a conclusion under the topic of transportation, the SHP EIR contained enough information about projected trip lengths associated with the proposed SHP's traffic generation that with the exercise of reasonable diligence, information about the project's potential effect due to VMT on the topic of transportation was readily available to the public.

EIR Addendum No. 1 Finding: <u>No Substantial Change from Previous Analysis</u>. On December 28, 2018, updates to the CEQA Guidelines were approved by the Office of Administrative Law (OAL). As part of the updates to the CEQA Guidelines, thresholds of significant for evaluation of impacts to transportation have changed. As required by California SB 743, new Threshold b. of the CEQA Guidelines for Transportation requires an evaluation of impacts due to Vehicle Miles Traveled (VMT), which replaced the LOS criteria (i.e., automobile delay) and Congestion Management Plan (CMP) consistency criteria that have been utilized in the past to evaluate potential effects to transportation under CEQA. Accordingly, pursuant to CEQA Guidelines Section 15064.3(a), "…a project's effect on automobile delay shall not constitute a significant environmental impact." State CEQA Guidelines § 15064.3(c) is clear that "[t]he provisions of [§ 15064.3] shall apply prospectively as described in [State CEQA Guidelines] section 15007." State CEQA Guidelines § 15007(c) specifically states: "[i]f a document meets the content requirements in effect when the document is sent out for public review, the document shall not need to be revised to conform to

any new content requirements in Guideline amendments taking effect before the document is finally approved." As noted above, the Guidelines changes with respect to VMT took effect on July 1, 2020, while the SHP EIR was certified in 2017. As such, and in accordance with State CEQA Guidelines §§ 15064.3(c) and 15007(c), revisions to the SHP EIR are not required under CEQA for the proposed Project in order to conform to the new requirements established by State CEQA Guidelines § 15064.3. Further, because the proposed Project would result in 16 fewer units than the Approval Project, the proposed Project would reduce the VMT generated by the development of the Project site when compared to the Approved Project. Therefore, the proposed Project would not conflict or be inconsistent with State CEQA Guidelines section 15064.3, subdivision (b), and impacts would be less than significant.

Although impacts to LOS no longer are considered significant under CEQA, in order to evaluate the proposed Project's potential traffic-related impacts, a Traffic Analysis technical report (herein, "TA") was prepared for the proposed Project by Urban Crossroads (herein, "UC") as required by the City. This report is entitled, "Skyline Heights (TTM No 36544R1) Traffic Analysis," is dated January 23, 2025, and is included as *Technical Appendix J* to this EIR Addendum (UC, 2025). As shown in Table 52, *Trip Generation Comparison*, the proposed Project evaluated herein would result in an overall reduction in daily traffic by approximately 176 trips as compared to the project evaluated in the SHP EIR. Furthermore, the Project's TA identifies required improvements and DIF/TUMF fee contributions, implementation of which would fully mitigate the Project's potential impacts to local study area transportation facilities. Accordingly, with mandatory payment of fees and construction of transportation-related improvements as recommended by the Projects' TA, and consistent with the finding of the SHP EIR, the proposed Project would not reduce the LOS at any study area intersections below the applicable City LOS standards at any study area facility. Impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

d) Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not result in the realignment of any existing streets thereby creating a hazardous design feature. With the implementation of the project design features, the SHP EIR found that the proposed roadways within the tract would provide adequate sight access and would not result in a substantial increase in hazards. The SHP EIR

Table 52 Trip Generation Comparison

Land Use	Units[2]	In	Out	Total	In	Out	Total	Daily
Approved Project[1]	292 DU	55	164	219	184	108	292	2,780
Proposed Project	276 DU	51	143	194	164	96	260	2,604
Difference in Trips:		**-4**	**-21**	**-25**	**-20**	**-12**	**-32**	**-176**

[1] Source: Trip Generation Source: Skyline Heights Traffic Impact Analysis Report, July 16, 2013, prepared by Linscott, Law & Greenspan, Engineers (LLG).
[2] DU = Dwelling units.
(UC, 2025, Table 4-2)

concluded that roadway design of the SHP would result in less-than-significant Impacts. (Corona, 2015, pp. 4.L-34 to 4.L-35)

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. The proposed Project would not substantially increase hazards due to a design feature. Consistent with the findings of the SHP EIR, implementation of the proposed Project would not involve the realignment of any existing streets, which could potentially create hazardous design features such as sharp curves or dangerous intersections. The proposed roadways within the Project site have been designed to provide adequate sight access and to meet all applicable City requirements, thereby reducing the potential for hazardous traffic conditions. None of the Project-related roadway improvements would substantially increase hazards due to a design feature, and impacts would be less than significant. Furthermore, the Project is proposed within a portion of the City of Corona that is characterized by residential development, and as such traffic generated by the proposed Project would not result in the introduction of traffic-related hazards due to incompatible uses. Impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

e) Would the Project result in inadequate emergency access?

Skyline Heights Project EIR Findings: Less-than-Significant Impact. The SHP EIR found that the internal roadways would be constructed to accommodate the projected traffic and would not create hazardous circumstances. In addition, with the implementation of SHP EIR Mitigation Measures TR-1 through TR-5 the SHP project would not result in significant impacts at intersections or on roadway segments within the study area. Finally, the SHP EIR found that the SHP would be reviewed by the appropriate agencies to ensure that adequate emergency access is provided in accordance with City requirements. The SHP EIR concluded that impacts with regard to emergency access would be less than significant. (Corona, 2015, p. 4.L-35)

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. The Project is subject to CMC Section 17.59.170 (Fire Protection), which requires the provision of unobstructed fire protection equipment and access easements. The CFD conducted a review of the proposed TTM 36544R1, and determined that the Project's proposed street design would serve to afford adequate access for emergency vehicles throughout the portions of the Project site planned for development as part of the Project. Furthermore, the Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to City requirements for emergency access, impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

f) Would the Project result in insufficient off-street parking that would not comply with the City of Corona parking requirements?

Skyline Heights Project EIR Findings: Less-than-Significant Impact. The SHP EIR found that the SHP would provide parking within garages in each of the single family residences. In addition, the SHP EIR found that parking would be provided on some of the proposed streets. Therefore, the SHP EIR concluded that the SHP would provide sufficient parking in compliance with the City of Corona parking requirements, resulting in a less-than-significant impact. (Corona, 2015, p. 4.L-36)

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. The proposed Project is designed to comply with the City of Corona's parking requirements. Specifically, it is anticipated that each of the proposed

residential units would include a two-car garage, in accordance with CMC Section 17.76.030 (Number of spaces required), which mandates two covered parking spaces within an enclosed garage for each single-family dwelling (Corona, 2024). Although it is anticipated that off-street parking would be accommodated at the Project's proposed public parks, CMC Section 17.76.030 does not specify a minimum number of required parking spaces for public parks. Therefore, the proposed Project would not result in insufficient off-street parking and the Project would fully comply the City of Corona parking requirements, and impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

g) Would the Project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that the SHP would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. As such, the SHP EIR concluded that impacts would be less than significant. (Corona, 2015, p. 4.L-36)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The only applicable policies, plans, or programs related to transportation and that are applicable to the proposed Project are the goals and policies contained within the City of Corona General Plan Circulation Element. The SHP EIR included an analysis of consistency with the Circulation Element policies that were in effect at the time. However, subsequent to certification of the SHP EIR, the City of Corona City Council adopted an update to the City's General Plan in 2020, with the most recent amendment to the General Plan occurring in April 2024. Table 53, *Project Consistency with General Plan Policies Related to Transportation*, provides an analysis of the proposed Project's consistency with the transportation-related goals and policies from the 2020 General Plan, which are included in the General Plan Circulation Element. As indicated in Table 53, the proposed Project would be consistent with or otherwise would not conflict with the General Plan policies related to transportation. Therefore, and consistent with the finding of the SHP EIR, the proposed Project would not conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant. Accordingly, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

Table 53 Project Consistency with General Plan Policies Related to Transportation

Goal/Policy	Project Consistency
Goal CE-1: A roadway network of complete streets that provide accessibility for all users of all ages and abilities while maintaining context sensitivity to the land uses identified in the Land Use Element.	Consistent. The Project site does not include any planned Circulation Element Roadways, while Foothill Parkway is fully improved to its General Plan standard as a Secondary 4 Lane. All proposed roadway improvements on site would be constructed to all applicable City standards.
Policy CE-1.1: Implement complete streets by limiting capacity to only serve expected demand on City streets (e.g., do not overbuild roadways) while discouraging regional cut-through and maximizing accessibility for users	Consistent. All roadways proposed as part of the Project have been designed to include the minimum amount of required right-of-way, and the Project site does not afford any access for regional cut-through traffic.

Goal/Policy	Project Consistency
to adjacent land uses in a safe and efficient way.	
Policy CE-1.2: Support roadway maintenance programs that inspect, repair, and rehabilitate pavement surfaces in order to preserve the high quality of City streets and thoroughfares.	Not Applicable. Policy CE-1.2 provides direction to City staff and decision makers regarding roadway maintenance, and is unrelated to the proposed Project.
Policy CE-1.3: Provide for safe roadway conditions by adhering to nationally recognized improvement standards and uniform construction and maintenance practices.	Consistent. All Project-related roadway improvements would be in accordance with all applicable City requirements, which include standards that meet nationally recognized improvement standards and uniform construction practices.
Policy CE-1.4: Design and employ traffic control measures to ensure City streets and roads function with safety and efficiency.	Not Applicable. Policy CE-1.4 provides direction to city staff and decision makers, and is unrelated to the proposed Project.
Policy CE-1.5: Maintain Level of Service D or better on arterial streets in the City. Develop and maintain a list of locations where LOS E or LOS F are considered acceptable and would be exempt from this level of service policy. Considerations for LOS exemption include lack of available right-of-way, environmental constraints, or other modes of travel (such as bicycle or pedestrians). Key locations identified for LOS exemption are: • Green River Road at SR-91 • Lincoln Avenue at SR-91 • Main Street at SR-91 • Sixth Street, between East Grand Boulevard and West Grand Boulevard • McKinley Avenue at SR-91 • Hidden Valley Parkway at I-15 • Magnolia Avenue at I-15 • Ontario Avenue at I-15 • El Cerrito Road at I-15 • Cajalco Road at I-15 • Weirick Road at I-15 • Other locations as approved by the City	Consistent. A Project-specific Traffic Analysis (TA) was prepared for the Project and is included as *Technical Appendix J*. In conformance with this policy, the Project's TA demonstrates that with Project-related improvements, payment of DIF/TUMF fees, and fair-share contributions for improvements not currently identified for funding, all study area facilities would achieve an acceptable LOS. All recommendations of the Project's TA would be made conditions of Project approval.
Policy CE-1.6: Coordinate street system improvements and signalization with regional transportation efforts, including the Regional Transportation Plan, the State Transportation Improvement Program, the Riverside County General Plan, the Community and Environmental Transportation Acceptability Process, the Congestion Management Program, and other relevant regional and subregional efforts and programs.	Not Applicable. Policy CE-1.6 provides direction to City staff and decision makers related to interagency coordination, and is unrelated to the proposed Project.
Policy CE-1.7: Limit driveway and local street access on arterial streets to maintain a desired quality of traffic flow. Wherever possible, consolidate driveways and implement access controls during redevelopment of adjacent parcels.	Not Applicable. Policy CE-1.7 relates to driveways along arterials streets, while no arterial streets occur on or adjacent to the Project site.
Policy CE-1.8: Restrict on-street parking on arterial streets,	Not Applicable. Policy CE-1.8 relates to parking along

Goal/Policy	Project Consistency
and in cases where on-street parking may be necessary, implement design features that separate parking spaces from street lanes.	arterials streets, while no arterial streets occur on or adjacent to the Project site.
Policy CE-1.9: Design and operate secondary, local, and collector streets to discourage their use as through traffic routes. Utilize residential neighborhood traffic control techniques to reduce cut-through traffic impacts.	Consistent. Given the Project site's location at the western edge of the City of Corona with the Cleveland National Forest abutting the property to the west, the Project site would not accommodate any through traffic routes that could adversely affect future Project residents.
Policy CE-1.10: Require a traffic analysis to be prepared in accordance with the City's adopted Traffic Impact Study Guidelines and require projects to mitigate impacts on the City's circulation system that exceed the City's adopted service thresholds for near term and future conditions.	Consistent. A Project-specific Traffic Analysis (TA) was prepared for the Project and is included as *Technical Appendix J*. The Project's TA was prepared in full conformance with the City's adopted Traffic Impact Study Guidelines, and all recommendations of the Project's TA would become conditions of Project approval.
Policy CE-1.11: Provide all residential, commercial, and industrial areas with efficient and safe access for emergency vehicles, including undeveloped areas or those on the hillsides in high or very high fire hazard severity zones.	Consistent. The Project has been designed to provide efficient and safe access for emergency vehicles, and implementation of the proposed Project would improve fire access to the proposed on-site open space areas.
Policy CE-1.12: Consider the effects on transportation systems of public utility improvements, including extensions of underground pipelines and overhead transmission lines and associated utility rights-of-way.	Not Applicable. Policy CE-1.12 relates to public utility improvements that could adversely affect transportation systems, while the Project does not include or require any major public utility improvements that could affect transportation systems.
Policy CE-1.13: Ensure that, to the extent possible, all pipelines and electrical transmission lines are placed underground.	Consistent. In conformance with this policy, all Project-related pipelines and electrical transmission lines would be placed underground.
Policy CE-1.14: Design Sixth Street from Smith Avenue to El Sobrante Road as a Mixed Use Boulevard, including measures that support mixed-use development. Allow for the design of Sixth Street from East Grand Boulevard to West Grand Boulevard to be a Downtown District by reducing this segment to two travel lanes and providing a complete street concept to support Downtown uses.	Not Applicable. Policy CE-1.14 relates to Sixth Street from Smith Avenue to El Sobrante Road as a Mixed Use Boulevard, which is located more than two miles from the Project site.
Policy CE-1.15: Recognize the unique character of Special Residential Streets, including Main Street south of Grand Boulevard and Fullerton Avenue between Magnolia Avenue and Grand Boulevard. Implement improvements sensitive to adjacent residential uses. These may include parking cutouts, raised medians, roundabouts, bike lanes, special treatments at pedestrian way crossings, peak-period parking restrictions, and so forth.	Not Applicable. Policy CE-1.15 relates to Special Streets mostly within the more urbanized portions of the City of Corona, and is not applicable to the proposed Project.
Policy CE-1.16: Plan for emerging autonomous vehicles and transportation network companies (TNCs) by designing and/or managing curb space to allow for safe pick-up and drop-off.	Consistent. As a proposed residential community, the Project would accommodate sufficient space for autonomous vehicles along internal Project roadways.

Goal/Policy	Project Consistency
Goal CE-2 and Policies CE-2.1 through CE-2.5	Not Applicable. Goal CE-2 and Policies CE-2.1 through CE-2.3 and CE-2.5 provide direction to City staff and decision makers related to coordination with other regional transportation agencies and obtaining funding for transportation improvements, and are unrelated to the proposed Project. Additionally, while Policy CE-2.4 requires implementing developments to implement the General Plan Circulation Map, the Project site is not identified for any Circulation Element roadways, and improvements to Foothill Parkway, a General Plan-designated "Secondary 4-lane" facility, already are in place.
Goal CE-3 and Policies CE-3.1 through CR-3.3	Not Applicable. Goal CE-3 and Policies CE-3.1 through CR-3.3 provide direction to City staff and decision makers related to managing the City's transportation network, and are unrelated to the proposed Project.
Goal CE-4 and Policies CE-4.1 through CE-4.10	Not Applicable. Goal CE-4 and Policies CE-4.1 through CE-4.10 provide direction to City staff and decision makers related to the public transportation system, while General Plan Figure CE-2 (Transit Routes) does not identify any existing transit routes within the Project vicinity.
Goal CE-5: Develop and maintain convenient bikeway and pedestrian systems to satisfy both recreational desires and transportation needs using a complete streets approach to accommodate users of all modes, abilities, and needs.	Consistent. As part of the Project, and as discussed in the proposed SHSP, separate trails for hikers and bicyclists are proposed along each side of the roadway within the public park. Two raised bike crossings at the road within the public park are designed to provide safe trail crossings for cyclists. Additionally, all on-site roadways would include sidewalks (including, in some areas, curb-separated sidewalks), and all on-site roadways would accommodate bicycle traffic.
Policy CE-5.1: Provide for safety of bicyclists, equestrians, and pedestrians by adhering to national standards and uniform practices; adhere to accessibility requirements for people with disabilities.	Consistent. All improvements proposed as part of the Project would be in accordance with City standards, which satisfy national standards and uniform practices, and the Project would be required to comply with all applicable components of the Americans with Disabilities Act (ADA).
Policy CE-5.2: Maintain existing pedestrian facilities and encourage new development to provide walkways between and through developments.	Consistent. The Project incorporates trails and sidewalks that would accommodate non-vehicular access within the Project site, including a proposed connection for the Skyline Ridge Trail at Foothill Parkway, which would provide non-vehicular access to existing pedestrian facilities off site.
Policy CE-5.3: Provide for safe accessibility to and use of pedestrian facilities by people with disabilities to implement accessibility requirements under the American with Disabilities Act.	Consistent. The Project would be required to comply with all applicable components of the ADA, including all design elements at the Project's proposed parks.
Policy CE-5.4: Develop bicycle routes in accordance with the City's adopted Bicycle Master Plan and implement other elements of that plan.	Not Applicable. Policy CE-5.4 provides direction to City staff and decision makers to develop bicycle trails in accordance with the City's adopted Bicycle Master Plan,

Goal/Policy	Project Consistency
	while Figure 3 of the City's Bicycle Master Plan shows that the only planned bicycle facilities in the Project area is a Class II Trail along Foothill Parkway, which already is in place, and a Class I bike trail along the developed portions of Skyline Drive (east of the Project site), which also already is in place. Notwithstanding, the Project has been designed to accommodate bicycle traffic along internal Project roadways and within portions of the Project's proposed trail system.
Policy CE-5.5: Develop and maintain a bikeway system that provides connections to routes of neighboring jurisdictions and regional bikeways.	Not Applicable. Policy CE-5.4 provides direction to City staff and decision makers to develop and maintain a bikeway system providing connections to bikeways and surrounding jurisdictions, and is unrelated to the proposed Project. Notwithstanding, the Project has been designed to accommodate bicycle traffic along internal Project roadways and within portions of the Project's proposed trail system.
Policy CE-5.6: Encourage new and existing development to provide accessible and secure areas for bicycle storage. Provide bicycle racks or storage facilities at public facilities and require bicycle parking, storage, and other support facilities as part of new office and retail developments.	Consistent. The public park proposed as part of the Project would be improved to include a bike track, bike service station, and bike racks, in conformance with this policy.
Policy CE-5.7: Use easements and/or rights-or-way along flood control channels, public utilities, railroads, and streets wherever possible for bikeways and equestrian and hiking trails.	Not Applicable. Policy CE-5.7 provides direction to City staff and decision makers regarding existing public use corridors that may be suitable for trail development, and is unrelated to the proposed Project.
Policy CE-5.8: Improve bicycling and pedestrian safety by minimizing conflict points (e.g., bicycle and vehicle crossings) with motorized traffic, separating bike routes and truck routes where possible, or adding and improving existing facilities with buffers/barriers to separate bikes from vehicle lanes.	Consistent. The Project has been designed to provide for bicycle safety by providing two raised bike crossings within the road within the public park, which have been designed to provide safe trail crossings for cyclists. Additionally, separate trails for hikers and bicyclists are proposed along each side of the roadway within the public park.
Policy CE-5.9: Coordinate with the Riverside County General Plan and the Santa Ana River Trails Plan to create an uninterrupted Class I bicycle route through Corona that connects to the Santa Ana River Trail in surrounding cities.	Not Applicable. Policy CE-5.9 provides direction to City staff and decision makers related to interagency coordination, and is unrelated to the proposed Project.
Policy CE-5.10: Encourage and support safe bicycle riding on City streets. Provide bicycle safety and education programs through public outreach. Support future bikeway designs that minimize bicycle conflicts with vehicles, separate bikeways from vehicles where possible, and lower bicycle level of stress.	Not Applicable. Policy CE-5.9 provides direction to City staff and decision makers to promote bicycle safety through public outreach, and is unrelated to the proposed Project. Notwithstanding, the Project has been designed to provide for bicycle safety by providing two raised bike crossings within the road within the public park, which have been designed to provide safe trail crossings for cyclists. Additionally, separate trails for hikers and bicyclists are proposed along each side of the roadway within the public park.
Goal CE-6 and Policies CE-6.1 through CE-6.7	Not Applicable. Goal CE-6 and Policies CE-6.1 through CE-

Goal/Policy	Project Consistency
	6.7 provide direction to City staff and decision makers related to land uses associated with goods movement (e.g., warehouse developments), and no such uses are proposed as part of the Project.
Goal CE-7: Provide an adequate supply of convenient parking for all developments in the City in a manner that is consistent with the goals of managing transportation demand.	Consistent. The proposed Project is designed to comply with the City of Corona's parking requirements. Specifically, it is anticipated that each of the proposed residential units would include a two-car garage, in accordance with CMC Section 17.76.030 (Number of spaces required), which mandates two covered parking spaces within an enclosed garage for each single-family dwelling. Although it is anticipated that off-street parking would be accommodated at the Project's proposed public parks, CMC Section 17.76.030 does not specify a minimum number of required parking spaces for public parks. Therefore, the proposed Project would fully comply the City of Corona parking requirements.
Policy CE-7.1: Require new developments to provide adequate off-street parking in compliance with Corona Municipal Code Chapter 17-76.	Consistent. The proposed Project is designed to comply with the City of Corona's parking requirements. Specifically, it is anticipated that each of the proposed residential units would include a two-car garage, in accordance with CMC Section 17.76.030 (Number of spaces required), which mandates two covered parking spaces within an enclosed garage for each single-family dwelling. Although it is anticipated that off-street parking would be accommodated at the Project's proposed public parks, CMC Section 17.76.030 does not specify a minimum number of required parking spaces for public parks. Therefore, the proposed Project would fully comply the City of Corona parking requirements.
Policy CE-7.2: Allow for the provision of adequate parking that is required to meet the needs of residential uses, commerce, and other land uses and is sensitive to the context and broader transportation goals of the City.	Consistent. As noted above, the Project has been designed to meet or exceed the City's minimum required number of off-street parking spaces.
Policy CE-7.3: Encourage employers to include strategic parking provisions in new developments, where feasible, to encourage the use of transit and other modes of travel rather than single-occupancy autos.	Not Applicable. Policy CE-7.3 relates to employment-generating land uses, while the Project includes only residential and park uses and does not include any employment-related land uses.
Policy CE-7.4: Accommodate joint use of parking facilities as part of an area plan or site plan, based on the peak parking demands of permitted uses in the planning area.	Not Applicable. Policy CE-7.4 provides direction to City staff and decision makers to accommodate joint use of parking areas, and is unrelated to the proposed Project, which does not include any proposed shared parking areas.
Policy CE-7.5: Encourage the use of shared parking arrangements in areas with parking shortfalls, downtown and in appropriate mixed-use projects, and along the Sixth Street Mixed Use Boulevard corridor.	Not Applicable. Policy CE-7.5 provides direction to City staff and decision makers to accommodate joint use of parking areas, particularly within the downtown area and in mixed-use developments, and is unrelated to the proposed Project, which is not located in the downtown

Goal/Policy	Project Consistency
	area and does not consist of a mixed-use development.

2.17 Tribal Cultural Resources

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: • Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? or • 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 § 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☐	☐	☒

Environmental Analysis

a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? or**
- **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 § 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.**

Skyline Heights Project EIR Findings: Assembly Bill 52 (AB 52) was signed into law in 2014, went into effect on July 1, 2015, and added the above-listed thresholds to Appendix G of the State CEQA Guidelines on June 3, 2016. The SHP EIR did not specifically evaluate the issue of Tribal Cultural Resources. Notwithstanding, the SHP EIR included an extensive analysis of potential impacts to cultural resources. As previously indicated herein in Subsection 2.4f), the SHP EIR found that implementation of the SHP would not cause a substantial adverse change in the significance of a known archaeological resources pursuant to Section 15064.5 of the CEQA Guidelines, although the SHP EIR did identify potential impacts to previously-undiscovered subsurface archaeological resources and imposed Mitigation Measure CR-1 to reduce these impacts to below a level of significance. In addition, SHP EIR Subsection 4.D, *Cultural Resources*, documented the tribal consultation efforts that occurred in conformance with Senate Bill (SB) 18. (Corona, 2015, pp. 4.D-5 to 4.D-6)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** AB 52 requires tribal consultation for certain development projects and applies only to projects that have a notice of preparation or notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. As demonstrated by the analysis herein, the proposed Project is fully within the scope of analysis of the SHP EIR, and the Project would not trigger any of the conditions described in § 15162 of the CEQA Guidelines calling for the preparation of a Subsequent EIR. As such, an Addendum to the SHP EIR has been prepared for the Project pursuant to § 15164 of the CEQA Guidelines, and the Project would not require a notice of preparation or notice of negative declaration or mitigated negative declaration. Therefore, the provisions of AB 52 are not applicable to the Project.

Although AB 52 is not applicable to the proposed Project, the Project would not result in significant impacts to tribal cultural resources. The Project's potential impacts to cultural resources, including tribal cultural resources, were fully evaluated by the SHP EIR, and an updated analysis of the Project's potential impacts to cultural resources is provided herein in Subsection f). Consistent with the Project evaluated in the SHP EIR, the proposed Project would be subject to compliance with SHP Mitigation Measure CR-1, which the SHP EIR concluded would reduce impacts to previously-undiscovered archaeological resources to below a level of significance. As such, with mitigation the Project would result in less-than-significant impacts to cultural resources, including tribal cultural resources. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

2.18 Utilities and Service Systems

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the Project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of	☐	☐	☐	☒

		New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
	existing facilities, the construction of which could cause significant environmental effects?				
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Lead Agency shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. Seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221)?	☐	☐	☐	☒
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
h.	Conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan and municipal code) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Environmental Analysis

a) Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Would the Project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

e) Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact with Mitigation Incorporated**. The SHP EIR found that the SHP would result in on-site and off-site wastewater facilities or the expansion of existing on-site and off-site facilities, the construction of which could cause significant environmental effects. However, the SHP EIR found that compliance with applicable regulatory requirements and implementation of SHP EIR Mitigation Measure UTIL-2 would reduce potentially significant impacts in these regards to a less-than-significant level. Further, the SHP EIR found that implementation of the SHP would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in a determination by the wastewater treatment provider, which serves or may serve the proposed project, that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Thus, the SHP EIR concluded that impacts regarding wastewater would be less than significant with mitigation. (Corona, 2015, pp. 4.N-39 to 4.N-44)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Wastewater treatment services for the proposed Project would be provided by the City of Corona Utilities Department. Consistent with the findings of the SHP EIR, wastewater generated by the proposed Project would be conveyed to the City's Wastewater Treatment Plant 1 (WWTP 1), located at 2205 Railroad Street, between Klug Circle and Citation Circle, or approximately 2.6 miles north of the Project site. The plant operates under and complies with the California Regional Water Quality Control Board (RWQCB), Santa Ana Region, Waste Discharge and Producer/User Reclamation Requirements Order No. 01-55, NPDES No. CA80000383. Because all wastewater generated by the Project would be conveyed by proposed sewer lines and sewer mains to WWTP 1, and because WWTP 1 operates under an approved NPDES permit, it can be concluded that the Project would not exceed the wastewater treatment requirements of the RWQCB, and impacts would therefore be less than significant. (Corona, 2021, p. 6-14)

According to the EIR prepared for the City's 2020 General Plan Update, WWTP 1 is permitted to treat up to 11.5 million gallons per day (MGD) of wastewater and has an anticipated future treatment capacity of 14.5 MGD (Corona, 2019, Table 5.19-1). As noted by the SHP EIR, the City of Corona Sewer Master Plan estimated that the future development on the Project site would produce approximately 278,050 gpd of wastewater requiring treatment, which the SHP EIR noted was 3.5 times more than the average flows projected for the Approved Project of 78,840 gpd. Using the same wastewater generation factor of 270 gallons per day (gpd) per dwelling unit, the Project's proposed 276 dwelling units would generate approximately 74,520 gpd requiring treatment, which represents only 26.8% of the total amount of wastewater generation assumed for the site by the City's Sewer Master Plan and 5.5% less than the amount of wastewater generation assumed for the site by the SHP EIR. Accordingly, because the proposed Project would generate substantially less wastewater requiring treatment as compared to what is accounted for by the City's Sewer Master Plan, it can be concluded that the proposed Project would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. It also can be concluded that the proposed Project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. Therefore, impacts would be less than significant, consistent with the conclusion reached by the SHP EIR.

The proposed Project would require the construction of on-site 8-inch sewer mains, service laterals and manholes, which would connect to existing sewer lines located within improved rights-of-way for Mabey Canyon Road and Border Avenue. However, physical impacts associated with construction of the Project, including the Project's on- and off-site sewer improvements, have been evaluated throughout this EIR Addendum under the appropriate subject heading. Consistent with the findings of the SHP EIR, the Project's construction-related impacts would be less than significant or would be reduced to less-than-significant levels with implementation of the SHP EIR mitigation measures (as modified/supplemented herein). There are no components of the Projects' proposed sewer improvements that would result in significant environmental effects that have not already been addressed herein and/or in the SHP EIR. Additionally, prior to recordation of Final Maps for the Project, the City of Corona would require a final wastewater study to confirm the extent of the impact to the City's existing wastewater system, and to verify the improvements anticipated as part of the Project. Accordingly, and consistent with the findings of the SHP EIR, the Project would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant.

Based on the preceding analysis, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Would the Project require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

d) Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact with Mitigation Incorporated**. The SHP EIR found that Implementation of the SHP could require or result in the construction of new onsite and off-site water facilities or the expansion of existing on-site and off-site facilities, the construction of which could cause significant environmental effects. However, the SHP EIR found that compliance with applicable regulatory requirements and implementation of SHP EIR Mitigation Measure UTIL-1 would reduce potentially significant impacts in these regards to a less-than-significant level. Further, the SHP EIR found that there would be sufficient water supplies available to serve the SHP from existing and proposed entitlements and resources. Thus, impacts regarding water supply and water infrastructure were determined by the SHP EIR to be less than significant with mitigation incorporated. (Corona, 2015, pp. 4.N-34 to 4.N-39)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The proposed Project would be provided potable and recycled water service by the City of Corona Utilities Department. As part of the Project, a series of water and recycled water lines are proposed on site, along with a proposed 0.40 million gallon reservoir proposed in the western portions of the site. The proposed on-site water lines would connect to existing water lines available within Foothill Parkway and Trudy Way. However, the physical environmental effects associated with the construction of the on-site water infrastructure and associated connections to existing facilities has been evaluated throughout this EIR Addendum under the appropriate subject heading. Where significant impacts have been identified, either the mitigation measures from the SHP EIR would continue to apply and reduce impacts to less-than-significant levels, or new or modified mitigation measures have been added to further ensure impacts to the environment would be less than significant. There are no components of the Project's proposed water

system that have the potential to result in environmental effects not already addressed herein. Therefore, impacts associated with the installation of the Project's proposed water and recycled water lines would be less than significant.

With respect to water supply, the City of Corona adopted its 2020 Urban Water Management Plan (UWMP) in June 2021, and after the SHP EIR was certified in 2017. The City's UWMP demonstrates that the City would have sufficient water supplies through at least 2045, including during normal years, single dry years, and five consecutive dry years. The UWMP accounts for an increase in water demand within the City that is proportionate to the City's anticipated population growth. Based on future population growth estimates contained in Connect SoCal, the City of Corona had a population of approximately 155,600 persons in 2019 and approximately 47,100 households. The number of households within the City is expected to increase by 5,800 households by 2050, representing an increase in the City's population of approximately 19,024 persons (5,800 households x 3.28 persons/household = 19,024 persons). Thus, the Project's anticipated 905 residents would represent only 0.65% of the anticipated population growth within the City through 2050. (SCAG, 2024, Demographics and Growth Forecast Technical Report, Table 13; USCB, 2024) Additionally, the Project evaluated herein represents Revision No. 1 to the approved TTM 36544, and the proposed Project includes 16 fewer dwelling units than the Approved Project that was evaluated in the SHP EIR; thus, it can be concluded that the Project's overall water demand would be less than what was evaluated and disclosed by the SHP EIR for the Project site. Therefore, and consistent with the findings of the SHP EIR, the proposed Project would have sufficient water supplies available to serve the Project from existing entitlements and resources, and no new or expanded entitlements would be needed to serve the proposed Project. Impacts would be less than significant.

Based on the preceding analysis, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

c) Would the Project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. However, the SHP EIR determined that compliance with applicable regulatory requirements and implementation of project design features would reduce potentially significant impacts in these regards to a less-than-significant level. (Corona, 2015, pp. 4.N-44 to 4.N-47)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The Project would entail the construction of extended detention basins on site as well as catch basins, inlets, and storm drain lines that would be constructed within the proposed roadways on site. However, physical environmental effects associated with construction of the proposed Project are evaluated throughout this EIR Addendum under the appropriate subject headings. Consistent with the findings of the SHP EIR, the analysis herein demonstrates that the Project's construction-related impacts, including impacts associated with the construction of the Project's on-site drainage system, would be less than significant or would be reduced to less-than-significant levels with implementation of the SHP EIR mitigation measures (as modified/supplemented herein). There are no components of the Project's proposed drainage system improvements that would result in impacts to the environment not already addressed

herein. Accordingly, and also consistent with the conclusion reached by the SHP EIR, impacts due to the construction of new stormwater drainage facilities on site would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

f) Would the Project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g) Would the Project comply with federal, State, and local statutes and regulations related to solid waste?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact with Mitigation Incorporated**. The SHP EIR found that implementation of the SHP would not exceed the capacity of the landfill serving the SHP area. Further, the SHP EIR found that the SHP would comply with federal, State, and local statues and regulations related to solid waste. The SHP EIR concluded that compliance with applicable regulatory requirements and implementation of Mitigation Measures UTIL-3 through UTIL-5 would reduce potentially significant impacts in these regards to a less-than-significant level. (Corona, 2015, pp. 4.N-47 to 4.N-48)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** Consistent with the findings from the SHP EIR, solid waste collection services for the proposed Project would be provided by Waste Management of the Inland Empire (WMIE). Solid waste generated by the Project ultimately would be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. A summary of these landfills is provided below:

- The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The El Sobrante Landfill has a total disposal capacity of approximately 209.9 million cubic yards and can receive up to 70,000 tons per week (tpw) of refuse. According to data available from CalRecycle, in November 2024 the El Sobrante Landfill received approximately 62,605.9 tpw of solid waste requiring disposal. (CalRecycle, 2024a)
- The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79), south of Interstate 10 and north of Highway 74. The Lamb Canyon Landfill is permitted to receive 5,000 tons per day (tpd) of municipal solid waste for disposal and 500 tpd for beneficial reuse. According to data available from CalRecycle, in October 2024 the Lamb Canyon Landfill received approximately 1,720.6 tpd of solid waste requiring disposal. (CalRecycle, 2024b)
- The Badlands Landfill is located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State Highway 60 at Theodore Avenue. The Badlands Landfill currently is permitted to receive 5,000 tpd of municipal solid waste for disposal and 300 tpd for beneficial reuse. According to data available from CalRecycle, in December 2024 the Badlands Landfill received approximately 2,427.9 tpd of solid waste requiring disposal. (CalRecycle, 2024c)

Using the solid waste generation rate identified by the SHP EIR of 12.23 pounds per household per day, the Project's proposed 276 dwelling units would generate approximately 3,375.48 pounds per day (lbs/day) or approximately 1.69 tpd. As noted above, based on data available from CalRecycle, the El Sobrante Landfill has a excess weekly capacity of approximately 7,394.1 tons per week (tpw), the Lamb Canyon Landfill has an excess daily capacity of approximately 3,279.4 tpd, and the Badlands Landfill has an excess daily capacity of approximately 2,572.1 tpd. The Project's anticipated 1.69 tpd (11.81 tpw) of solid waste requiring disposal would represent 0.16%

of the excess weekly available capacity at the El Sobrante Landfill (11.81 tpw ÷ 7,394.1 tpw x 100 = 0.1598%), the Project's 1.69 tpd would represent only 0.05% of the excess daily capacity available at the Lamb Canyon Landfill (1.69 tpd ÷ 3,279.4 tpd x 100 = 0.0515%), and the Project's 1.69 tpd would represent only 0.66% of the excess daily capacity available at the Badlands Landfill (1.69 tpd ÷ 2,572.1 tpd x 100 = 0.0657%). Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill, it is anticipated that these regional facilities would have sufficient daily capacity to accept solid waste generated by the Project. As such, the Project's impacts due to solid waste would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

h) Would the Project conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan and municipal code) adopted for the purpose of avoiding or mitigating an environmental effect?

Skyline Heights Project EIR Findings: **Less-than-Significant Impact**. The SHP EIR found that implementation of the SHP would not conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan and the Corona Municipal Code). This impact was concluded by the SHP EIR to be less than significant. (Corona, 2015, pp. 4.N-48 to 4.N-51)

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** The SHP EIR was certified in 2017. However, subsequent to certification of the SHP EIR, the City of Corona City Council adopted an update to the City's General Plan in 2020, with the most recent amendment to the General Plan occurring in April 2024. Accordingly, Table 54, *Project Consistency with General Plan Policies Related to Utilities and Service Systems*, provides an updated analysis of the proposed Project's consistency with the 2020 General Plan policies related to utilities and service systems. As indicated in Table 54, the Project would be consistent with, or otherwise would not conflict with, all applicable goals and policies of the General Plan with respect to utilities and service systems. In addition, all improvements proposed as part of the Project would fully comply with all applicable provisions of the CMC. Accordingly, Project impacts due to a conflict with General Plan goals and policies related to utilities and service systems and impacts due to a conflict with the CMC would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

Table 54 Project Consistency with General Plan Policies Related to Utilities and Service Systems

Goal/Policy	Project Consistency
Goal IU-1: Secure water supply, water treatment, distribution, pumping, and storage systems that meet the current and projected future daily and peak water demands of Corona in an equitable, efficient, and sustainable manner.	Not Applicable. Goal IU-1 provides direction to City staff and decision makers to secure water supply, water treatment, distribution, pumping, and storage systems that meet the current and projected future daily and peak water demands of Corona, and is unrelated to the proposed Project.
Policy IU-1.1: Review, evaluate, and update the City's Urban Water Management Plan and related capital improvement programs on a regular basis in order to	Not Applicable. Policy IU-1.1 provides direction to City staff and decision makers to review, evaluate, and update the City's Urban Water Management Plan and related

Goal/Policy	Project Consistency
maintain plans for expansion and improvement of distribution and storage facilities.	capital improvement programs on a regular basis, and is unrelated to the proposed Project.
Policy IU-1.2: Evaluate the adequacy of water infrastructure in areas where intensification of land use is anticipated; coordinate capital improvements planning for all municipal water service infrastructure with the direction, extent, and timing of growth.	Consistent. Consistent with this policy, as part of their review of the Project the City of Corona evaluated whether the Project would be served by adequate water infrastructure, and determined that with the Project's proposed 2.5-million gallon Zone 5 reservoir within the central portion of the Project site, the Project would be served by adequate water infrastructure.
Policy IU-1.3: Construct, upgrade, maintain, and expand water supply, distribution, pumping, storage, and treatment facilities in the Urban Water Management Plan and/or as required to meet state and federal standards.	Not Applicable. Policy IU-1.3 provides direction to City staff and decision makers related to the implementation of the City's UWMP, and is unrelated to the proposed Project.
Policy IU-1.4: Designate, preserve, and acquire land, if necessary, for siting future water supply, storage, and distribution facilities in conformity with the goals and policies of the Land Use Element.	Consistent. In conformance with this policy, the Project would dedicate to the City Lot "M" of proposed TTM 36544R1 for the proposed 2.5-million gallon water reservoir proposed on site for Zone 5. In addition, Lot "P" of proposed TTM 3544R1 would be dedicated to the City and would accommodate a proposed 0.6-million-gallon reservoir for Zone 6A. No other lands within the Project site require dedication for water supply, storage, or distribution, beyond the Project's proposed on-site water lines, all of which would occur within the public right-of-way.
Policy IU-1.5: As a condition of permit approval, require adequate water supply, distribution, pumping, storage, and treatment facilities to be operational prior to the issuance of building permits.	Consistent. As demonstrated herein under the analysis of Threshold d), above, there would be sufficient water supplies available to serve the proposed Project through the 2045 planning horizon.
Policy IU-1.6: Achieve and maintain compliance with all federal, state, and local regulatory standards for drinking water to protect the health, safety, and welfare of Corona.	Consistent. All Project-related water improvements would conform to all applicable federal, State, and local regulatory standards.
Policy IU-1.7: Require all new development to be served from an approved domestic water supply to protect the health and safety of the public and groundwater supplies.	Consistent. In conformance with this policy, the Project would be provided potable and recycled water by the City of Corona Utilities Department, and no groundwater extraction is proposed as part of the Project.
Policy IU-1.8: Through engineering design, construction practices, and enforcement of water regulatory standards, ensure that existing and new land uses and development do not degrade the City's surface waters and groundwater supplies.	Consistent. The analysis provided herein in Subsections 2.10 and 2.18 demonstrates that the proposed Project would not degrade the City's surface waters or groundwater supplies.
Policy IU-1.9: Require the costs of improvements to the water supply transmission, distribution, pumping, storage, and treatment facilities necessitated by new development be equitably borne by beneficiaries, either through the payment of fees, or construction of the improvements.	Consistent. The Project Applicant would bear the cost of all on- and off-site water improvements proposed as part of the Project.

Goal/Policy	Project Consistency
Goal IU-2: Minimize water consumption and urban runoff generation through site design, the use of water conservation systems, and other techniques.	Consistent. The proposed Project would be constructed in conformance with the incumbent Title 24 regulations, which includes a number of requirements that would serve to minimize the Project's consumption of water resources.
Policy IU-2.1: Continue to implement the City's water conservation and reuse efforts; review these programs regularly, and modify them as appropriate and feasible.	Not Applicable. Policy IU-2.1 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-2.2: Establish guidelines and standards for water conservation and actively promote use of water-conserving devices and practices in new construction, major alterations and additions to existing buildings, and retrofitting of irrigation systems where feasible.	Not Applicable. Policy IU-2.2 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-2.3: Require incorporation of best available technologies for water conservation, internally and externally, in new construction and associated site design.	Consistent. The proposed Project would be constructed in conformance with the incumbent Title 24 regulations, which includes a number of requirements that would serve to minimize the Project's consumption of water resources.
Policy IU-2.4: Expand the recycled water program to provide water for landscaped medians and other appropriate open spaces along SR-91 and I-15, in coordination with Caltrans when feasible.	Not Applicable. Policy IU-2.4 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-2.5: Require that sewer flows be minimized in existing and future developments through water conservation and recycling efforts.	Consistent. The proposed Project would be constructed in conformance with the incumbent Title 24 regulations, which includes a number of requirements that would serve to minimize the Project's consumption of water resources, including water usage associated with the Project's sewer flows.
Policy IU-2.6: Encourage the use of recycled water by industrial, commercial, and institutional users through the use of incentives such as differential pricing; require recycled water use for landscaped irrigation, grading, and other noncontact uses in new projects, where feasible.	Consistent. The Project has been designed to accommodate recycled water lines throughout the development to provide for irrigation of landscaping within common areas and along public roadways on site.
Policy IU-2.7: Require the use of recycled water for landscaped irrigation, grading, and other noncontact uses in new developments, parks, golf courses, sports fields, and comparable uses, where feasible.	Consistent. The Project has been designed to accommodate recycled water lines throughout the development to provide for irrigation of landscaping within common areas and along public roadways on site.
Policy IU-2.8: Continue to provide and support public educational efforts to residents, business, and students regarding the importance of water conservation and recycled water use.	Not Applicable. Policy IU-2.8 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-2.9: Require that grading plans be designed and implemented to reduce stormwater runoff by capturing rainwater onsite and storing on a temporary, short-term basis to facilitate groundwater recharge rather than relying solely on community drainage facilities.	Consistent. The Project's drainage system has been designed to include extended detention basins, which would allow for infiltration into site soils.
Policy IU-2.10: Require the use of rainwater capture and storage facilities, techniques, and improvements in	Consistent. The Project's drainage system has been designed to include extended detention basins, and the

Goal/Policy	Project Consistency
residential and nonresidential developments to further objectives for water conservation.	Project would be served with recycled water resources. In addition, the Project includes a 2.5-million gallon water reservoir to ensure adequate water pressure in the local area.
Goal IU-3: A secure sewer collection and treatment system that meets current and projected future daily and peak load demands in Corona and protects public health and the environment in an efficient, equitable, and sustainable manner.	Consistent. All sewer improvements proposed as part of the Project would be in full compliance with all applicable City of Corona requirements, including the requirements specified in the CMC.
Policy IU-3.1: Review, evaluate, and update the City's Sewer Master Plan and related capital improvement programs on a regular basis to plan for expansion and improvement of conveyance, storage, and treatment facilities.	Not Applicable. Policy IU-3.1 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-3.2: Evaluate sewer infrastructure in areas where intensification of land use is anticipated to occur; coordinate capital improvements planning for service infrastructure with the direction, extent, and timing of growth.	Consistent. As part of their review of the proposed Project, the City of Corona determined that the Project's proposed sewer improvements would be adequate to accommodate the Project's wastewater.
Policy IU-3.3: Build, upgrade, maintain, and expand existing sewer collection and treatment facilities where existing systems are deficient in accordance with the Sewer Master Plan and state and federal standards.	Not Applicable. Policy IU-3.3 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-3.4: Require that new development be connected to the municipal sewer system and ensure that adequate capacity is available for the treatment of generated sewer flows and safe disposal of sludge.	Consistent. The Project would be connected to the City's sewer system, and the analysis presented herein under Threshold e) demonstrates that there would be sufficient wastewater treatment capacity at WWTP 1 to treat the Project's sewer flows.
Policy IU-3.5: As a condition of approval, require that all new development submit a sewer analysis to the satisfaction of the City of Corona prior to the issuance of building permits.	Consistent. In conformance with this policy, a Preliminary Sewer Report was prepared for the Project by KWC Engineers, which demonstrates that with the Project's proposed sewer improvements, there would be adequate downstream capacity to convey the Project's sewer flows to WWTP 1.
Policy IU-3.6: Restrict and prioritize sewer connections, if necessary, to comply with available treatment capacity.	Not Applicable. Policy IU-3.6 provides direction to City staff and decision makers and is unrelated to the proposed Project, and there would be sufficient wastewater treatment capacity available to accommodate the Project's sewer flows.
Policy IU-3.7: Ensure that sewer connection fees and charges are reviewed annually and are sufficient to fully fund and support the construction, improvement, and rehabilitation of sewer facilities.	Not Applicable. Policy IU-3.7 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-3.8: Require that new development be connected to the City's sewer system.	Consistent. The proposed Project would connect to the City's sanitary sewer system, as required by this policy.

Goal/Policy	Project Consistency
Policy IU-3.9: Continue to require all applicable industries/businesses to obtain sewer discharge permits from the City and to comply with the City's Waste Discharge Pretreatment and Source Control Program.	Not Applicable. Policy IU-3.7 provides direction to City staff and decision makers and is unrelated to the proposed Project, and the Project does not include any proposed industrial or business land uses.
Policy IU-3.10: Continue to implement, as appropriate, the requirements of the NPDES and SCAQMD regulations, including requiring the use of Best Management Practices by businesses in the City.	Not Applicable. Policy IU-3.10 provides direction to City staff and decision makers and is unrelated to the proposed Project. Notwithstanding, the Project would be required to comply with the City's NPDES permit and all applicable SCAQMD regulations.
Goal IU-4: Adequate planning, construction, maintenance, and funding for storm drainage and storage control facilities to support permitted land uses and protect the health and safety of the public and environment.	Consistent. The Project would include the construction of an on-site drainage system that includes catch basins, storm drain lines, and extended detention basins, which would adequately attenuate storm drainage flows to below the peak flows that occur under existing conditions.
Policy IU-4.1: Review, evaluate, and regularly update the City's Storm Drainage Master Plan and related capital improvement programs as a basis for the orderly planning, expansion, and improvement of facilities; implement improvements identified in the Drainage Master Plan.	Not Applicable. Policy IU-4.1 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-4.2: Maintain and upgrade public storm drains and storage control facilities and construct or expand storm drain and flood control facilities to protect people and property from flooding and stormwater runoff. Implement improvements identified in the City's Drainage Master Plan.	Consistent. The Project would include the construction of an on-site drainage system that includes catch basins, storm drain lines, and extended detention basins, which would adequately attenuate storm drainage flows to below the peak flows that occur under existing conditions.
Policy IU-4.3: Designate, preserve, and acquire land, as necessary, for storm drainage and storage control facilities. As necessary, require the reservation of rights-of-way and easements for designated water-related infrastructure facilities as a condition of project approval.	Consistent. All of the Project's proposed extended detention basins would be conveyed to the City of Corona for long-term maintenance through the City's Communities Facilities District (CFD).
Policy IU-4.4: Evaluate the adequacy of stormwater conveyance and storage control facilities in areas where intensification of land use is anticipated to occur; coordinate capital improvements planning for infrastructure with the direction, extent, and timing of growth.	Consistent. As part of their review of the Project, City of Corona staff reviewed the Project's proposed drainage plan and WQMP and determined that the Project's proposed drainage system would be adequate to address the Project's stormwater conveyance.
Policy IU-4.5: Review development proposals for projects within the City's Sphere of Influence and encourage Riverside County to not approve any project that cannot be accommodated with an adequate drainage system.	Not Applicable. Policy IU-4.5 provides direction to City staff and decision makers and is unrelated to the proposed Project, and the Project site is not located within the City's SOI.
Policy IU-4.6: Annually review the development charge, acquisition of service charge, and monthly service charges in order to ensure that adequate fees and charges are collected to fund the operation, maintenance, and repair of existing facilities and construction of new facilities.	Not Applicable. Policy IU-4.6 provides direction to City staff and decision makers and is unrelated to the proposed Project.

Goal/Policy	Project Consistency
Policy IU-4.7: Require adherence to City regulatory stormwater quality measures and, if needed, take necessary enforcement action(s) to eliminate illicit connections and discharges to/from the stormwater system.	Consistent. The Project would be required to comply with all City regulatory stormwater quality measures.
Goal IU-5: Ensure that urban runoff from existing and new development does not degrade the quality of the City's surface waters, groundwater system, and other sensitive environmental areas.	Consistent. The analysis of Project impacts to hydrology and water quality presented herein in Subsection 2.10 demonstrates that the Project's proposed drainage system, including the proposed extended detention basins, are adequate to ensure that runoff from the Project does not degrade the quality of the City's surface waters, groundwater system, and other sensitive environmental areas.
Policy IU-5.1: Ensure that existing and new development does not directly degrade or indirectly contribute to the degradation of surface waters or the groundwater system.	Consistent. The analysis of Project impacts to hydrology and water quality presented herein in Subsection 2.10 demonstrates that the Project's proposed drainage system, including the proposed extended detention basins, are adequate to ensure that runoff from the Project does not degrade or indirectly contribute to the degradation of surface waters or the groundwater system.
Policy IU-5.2: Reduce pollutant loading through passive treatment systems such as vegetated filter strips, grass swales, and infiltration/ sedimentation areas in suitable open space areas, overland flow channels, and landscaping adjacent to parking lots and streets.	Consistent. The analysis of Project impacts to hydrology and water quality presented herein in Subsection 2.10 demonstrates that the Project's proposed drainage system, including the proposed extended detention basins and proposed landscaped areas, would ensure that the Project does not result in polluted runoff.
Policy IU-5.3: In new developments, minimize the amount of impervious area that is directly connected to piped or channelized drainage systems.	Consistent. The Project has been designed to minimize the amount of impervious area while maximizing the amount of natural open space accommodated on site.
Policy IU-5.4: Evaluate any existing environmental degradation or potential degradation from current or planned storm drain and storage control facilities in wetlands or other sensitive environments.	Consistent. The analysis of Project impacts to hydrology and water quality presented herein in Subsection 2.10 demonstrates that the Project's proposed drainage system, including the proposed extended detention basins and proposed landscaped areas, would not result in environmental degradation and would not adversely affect wetlands or other sensitive environments with implementation of the SHP EIR Mitigation Measures (as modified/supplemented herein).
Policy IU-5.5: Require that development projects consider the appropriateness of the channelization of stormwater runoff to facilitate its possible capture and reuse for on-site irrigation and other purposes.	Not Applicable. Due to the Project site's steep topography and shallow depth to bedrock, and due to the need to preserve sensitive biological habitats within the Project's proposed open space areas, it would not be feasible for the Project to capture and re-use stormwater runoff generated on the Project site.
Policy IU-5.6: Implement environmentally and economically efficient stormwater treatment systems,	Consistent. The Project includes landscaped areas and proposed extended detention basins, which would be environmentally and economically efficient.

Goal/Policy	Project Consistency
whenever practical (such as artificial marshland sewer treatment).	
Policy IU-5.7: Require developers to obtain a NPDES permit prior to moving construction equipment onto a development site. The NPDES permit shall be retained at the construction site throughout the construction period, and a copy shall be filed with the City Engineer.	Consistent. The Project Applicant would be required to obtain an NPDES permit prior to commencement of grading on site.
Policy IU-5.8: During construction projects, ensure compliance with all terms and conditions outlined in the NPDES permit, including the implementation of the latest best management practices and determination of need for any additional water quality management plans to reduce pollutants and urban runoff flows to the maximum extent practicable.	Not Applicable. Policy IU-4.6 provides direction to City staff and decision makers and is unrelated to the proposed Project. Notwithstanding, the Project Applicant would be required to comply with all applicable provisions of the applicable NPDES permit.
Policy IU-5.9: Require that new developments employ the most efficient drainage technology to control drainage and minimize damage to environmentally sensitive areas.	Consistent. The Project's proposed drainage system has been designed to minimize damage to environmentally sensitive areas, including the Project's proposed on-site open space areas.
Policy IU-5.10: Require that individual project owners and operators handle, store, apply, and dispose of all pest control, herbicide, insecticide, and other similar substances according to all federal, state, and local regulations.	Consistent. All future Project residents would be required to comply with all applicable federal, State, and local regulations with respect to the handling, storage, and disposal of all pest control, herbicide, insecticide, and other similar substances.
Goal IU-6: Maintain solid waste collection, recycling, and disposal services, programs, and regulations in accordance with California mandates.	Not Applicable. Goal IU-6 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-6.1: Provide an adequate and orderly system for collection and recycling or disposal of solid waste for new and existing development in the City and sphere of influence.	Not Applicable. Policy IU-6.1 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-6.2: Monitor the adequacy of solid waste collection and recycling, including organic and electronic waste, for commercial, industrial, and residential developments for compliance with state law.	Not Applicable. Policy IU-6.2 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-6.3: Coordinate with Riverside County to ensure the City's continued use of the El Sobrante Landfill and adherence to county, state, and federal environmental regulations and local priorities.	Not Applicable. Policy IU-6.3 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-6.4: Encourage and support local, regional, and statewide efforts to reduce the solid waste stream; implement a waste reduction and recycling program within all City offices and facilities.	Not Applicable. Policy IU-6.4 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-6.5: Continue to operate and expand source reduction, reuse, recycling, and composting efforts to continue to reduce waste generation citywide and achieve state-mandated waste diversion goals.	Not Applicable. Policy IU-6.5 provides direction to City staff and decision makers and is unrelated to the proposed Project.

Goal/Policy	Project Consistency
Policy IU-6.6: Continue and enhance public educational programs promoting reuse, recycling, composting, and the safe disposal of waste.	Not Applicable. Policy IU-6.6 provides direction to City staff and decision makers and is unrelated to the proposed Project.
Policy IU-6.7: Continue to work with providers and businesses to educate the community and to provide household hazardous material, used oil, and electronic waste collection for the community.	Not Applicable. Policy IU-6.7 provides direction to City staff and decision makers and is unrelated to the proposed Project.

Mitigation Measures

The following mitigation measures from the SHP EIR shall apply, as modified/supplemented below, in order to reduce the Project's potential impacts to biological resources to below a level of significance. Revisions/additions to the SHP EIR Mitigation Measures are shown below in ~~strikeout~~/underline format. The revisions to the SHP EIR mitigation measure were incorporated in order to reflect current mitigation requirements for impacts to biological resources, and reflect more stringent requirements as compared to the mitigation measures included in the SHP EIR.

UTIL-1 Prior to issuance of the first certificate of occupancy, the project Applicant shall pay the required ~~CDWP~~ Corona Utilities Department water connection fees as set forth in Section 13.04.040 and Section 13.14.050 of the CMC.

UTIL-2 Prior to the issuance of the first certificate of occupancy, the project Applicant shall pay the required ~~CDWP~~ Corona Utilities Department sewer connection fees as set forth in Section 13.08.600 of the CMC.

UTIL-3 Prior to the issuance of any demolition or construction permit, the project Applicant shall provide a copy of the receipt or contract indicating that the construction contractor shall only contract for waste disposal services with the City's exclusive franchise contract hauler, Waste Management of the Inland Empire. The contract specifying recycled waste service shall be presented to the Municipal Operations Department prior to approval of the first certificate of occupancy for the project.

UTIL-4 In order to facilitate onsite separation and recycling of construction related wastes, the construction contractor shall provide temporary waste separation bins on-site during demolition and construction activities.

UTIL-5 Waste Diversion. The project Applicant shall demonstrate a plan to ensure adherence to the City of Corona Waste Diversion Program, which diverts 75 percent of all waste away from landfills. The City shall ensure that the project proponent implements the waste diversion plan objectives. These requirements shall be specified in the final architectural plans to be approved by the City of Corona Planning and Building Agency prior to issuance of building permits.

2.19 Wildfire

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
If located in or near State Responsibility Areas or lands classified as Very High Fire Hazard Severity Zones, would the Project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Environmental Analysis

Skyline Heights Project EIR Findings: **Less-than-Significant Impact with Mitigation Incorporated**. Thresholds 2.19.a. through d. were added to the State CEQA Guidelines in 2018, while the SHP EIR was certified by the City of Corona City Council on February 1, 2017. Accordingly, at the time the SHP EIR was certified, Thresholds 2.19.a. through d. were not included as part of Appendix G to the State CEQA Guidelines and thus were not evaluated by the SHP EIR as a separate environmental issue area. Notwithstanding, the SHP EIR included an extensive analysis of potential impacts due to wildfire hazards within SHP EIR Subsection 4.G, *Hazards and Hazardous Materials*. As evaluated under Threshold h. of SHP EIR Subsection 4.G, the SHP EIR found that with implementation of the fuel modification plan the SHP project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Thus, the SHP EIR concluded that no significant impact would occur with regard to wildland fires with implementation of applicable project design features and Mitigation Measures PS-1 and PS-2. (Corona, 2015, pp. 4.G-15 to 4.G-17)

a) Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

EIR Addendum No. 1 Finding: **No Substantial Change from Previous Analysis.** As noted by the EIR prepared for the City's 2020 General Plan Update, the City of Corona has prepared a Local Hazard Mitigation Plan (LHMP) and

an Emergency Operations Plan (EOP). The LHMP identifies the City's hazards, reviews and assesses past disaster occurrences, estimates the probability of future occurrences, and sets goals to reduce or eliminate long-term risk to people and property from natural and man-made hazards. The EOP addresses the City's planned response to natural disasters, technological incidents, and national security emergencies, with a focus on potential large-scale disasters that can generate unique situations requiring unusual emergency responses. However, neither the LHMP nor the EOP identify any measures that would be affected by the proposed Project, and there are no components of the proposed Project with the potential to conflict with the LHMP or EOP. Accordingly, Project impacts due to a conflict with an adopted emergency response plan would be less than significant.

In addition, the Project site is located at the western end of the City of Corona, with the Cleveland National Forest abutting the majority of the Project site on the west/southwest. The Project site does not include any existing evacuation routes under existing conditions, and at buildout the Project would not serve as an evacuation route with exception of Project residents/visitors. There are no components of the proposed Project that would interfere with emergency access routes in the local area, such as Foothill Parkway or SR-91. As such, Project impacts due to a conflict with local emergency evacuation routes would be less than significant.

Based on the preceding analysis, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified in the SHP EIR.

b) Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

d) Would the Project 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?

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. As previously noted, a Fire Protection Plan (FPP) was prepared for the Project by Dudek. This report is titled, "Fire Protection Plan, Skyline Heights Residential Project (Tract 36544)," is dated April 2024, and is included as *Technical Appendix K* (Dudek, 2025).

The Project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ) within a State Responsibility Area (SRA), and is covered with a mixture of sage scrub, grasslands, and riparian habitats (L&L, 2024, Table 10; Corona, 2020). Under existing conditions, a worst-case fire under gusty Santa Ana winds and low fuel moistures adjacent to the Project site is expected to be primarily of moderate- to- high intensity through the non-maintained surface shrub and chaparral dominated fuels in the adjacent open space areas directly to the west and or south of the Project site. Worst-case fire behavior under peak weather conditions is anticipated to be a wind-driven fire from the south/southeast during a fall, extreme Santa Ana wind event. Under such conditions, expected surface flame lengths are expected to reach up to approximately 23 feet under 16 mph sustained winds (up to approximately 44 feet with wind gusts up to 50+ mph). Under this scenario, fireline intensities reach approximately 5,480 British Thermal Units (BTU)/feet/second under 16 mph sustained winds (up to approximately 11,681 BTU/feet/second with wind gusts up to 50+ mph), fast spread rates up to 1.7 mph under 16 mph sustained winds (up to approximately 6.7 mph with wind gusts up to 50+ mph), and could have a spotting distance up to 0.7 miles under 16 mph sustained winds (up to approximately 2.4 miles away with wind gusts up to 50+ mph). Thus, under existing conditions the Project site is highly susceptible to wildland fire hazards. (Dudek, 2025, p. 39)

Although the Project site is susceptible to wildland fire hazards, the Project has been designed to be ignition resistant and to include professionally managed and maintained fire protection components, modern fire code compliant safety features, and specific measures provided where ignitions are most likely to occur (such as roadways). Specifically, and as more fully described in Subsection 5.4.1 of the Project's FPP, the Project would be required to implement Fuel Modification Zone (FMZ) treatments, which would include four separate zones based on the distance from on-site structures. These FMZ treatments are described below and are depicted on Figure 13, *Conceptual Fuel Modification Plan*. (Dudek, 2025, pp. 69-72)

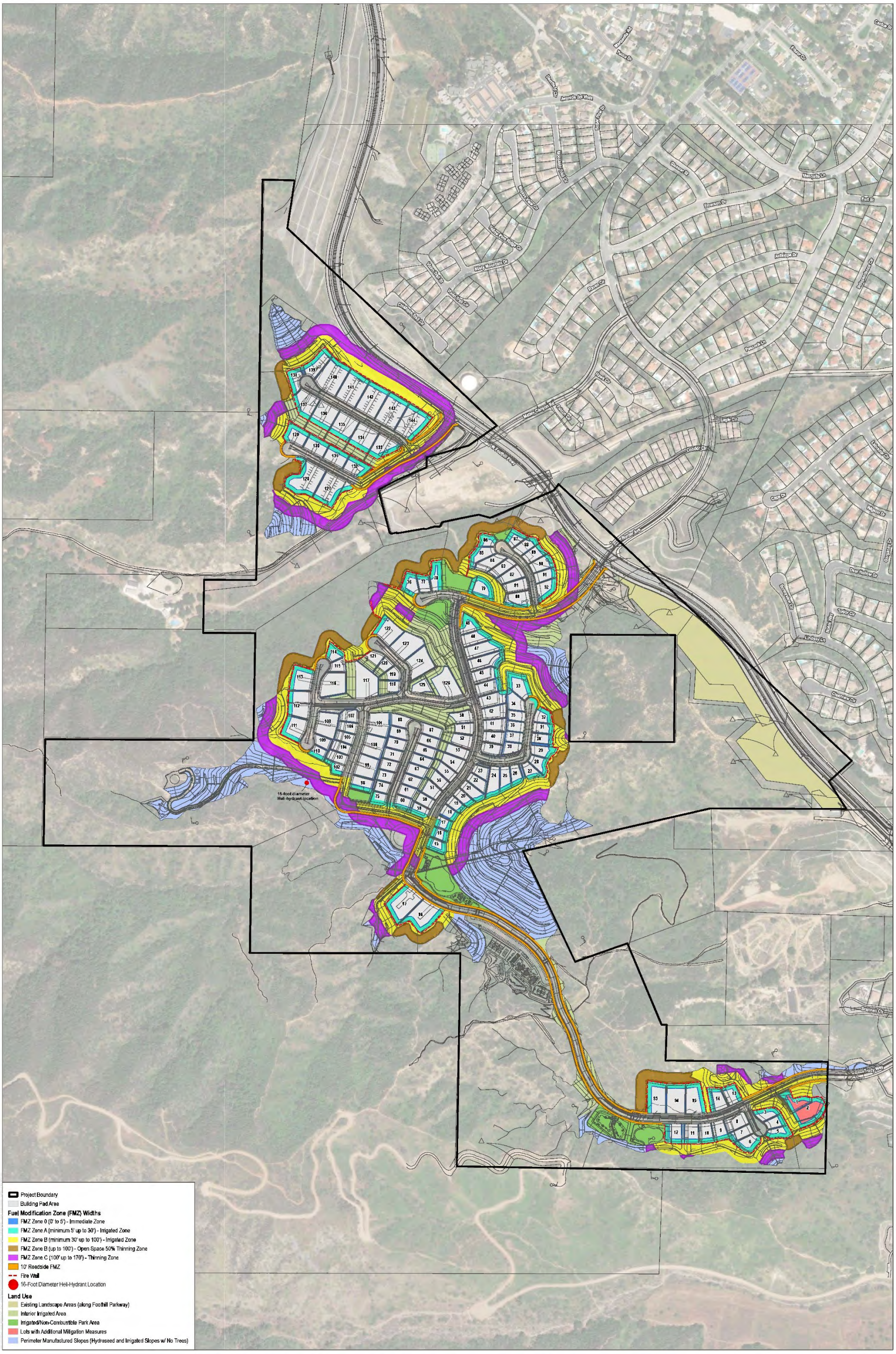
- **Zone 0: Ember Resistant Zone – Non-Combustible (from exterior structure walls to 5 feet).** The Ember-Resistant Zone has been proven to be the most important defensible space zone for protecting a structure against a wildfire and would be used as an alternative materials and methods (AM&M) of construction for the proposed Project. When required, Zone 0 would consist of the immediate area surrounding the perimeter of all structures and would be measured from the exterior wall of the structure outward to 5-feet (horizontal) and falls within the irrigated Zone A FMZ. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to individual homes. This zone generally consists of hardscaping and other non-combustible elements, with no vegetation allowed within this zone.

- **Zone A: Setback Irrigates Zone (Zone – to 30 feet from structures)**. The purpose of the setback zone is to provide a defensible space for fire suppression forces and to protect structures from radiant heat and convective heat. No combustible construction would be allowed within the 30-foot setback zone (Zone A). This zone is to be located on a level graded area, at the top or base of slope and immediately adjacent to the protected development. This zone generally would consist of fire-resistant landscaping that is automatically irrigated, with no flammable vegetation, dead plants, non-irrigated grass, or weeds.

- **Zone B: Irrigated Zone (30 feet to 100 feet from structures)**. This portion of fuel modification would consist of irrigated landscaping. These irrigated zones are typically a minimum of 50 feet in width, but has been increased to 70 feet for this Project as an effort to have a greater reduction in flame lengths, which would reduce the chance of ignition of any structures. Zone B would be cleared of all combustible plant species, irrigated, and planted with plants from the Corona Fire Department (CFD)-approved Fire-Resistant Plant List that would be maintained at a height not to exceed 24 inches. Exceptions to save desirable species may be submitted for approval by the CFD on a site-specific basis. As in Zone A, combustible construction is not allowed in Zone B.

- **Zone C: Thinning Zone (100 to 170 feet from structures)**. Zone C would be 70 feet in depth and would require 50% thinning and removal of all dead and dying and undesirable species. Zone C typically is only 50 feet in depth, but has been increased to 70 feet in order to further ensure future structures on site are protected from wildland fire hazards. The Project's FPP calls for the code-complying minimum of 170 feet while including the code-exceeding features of increased irrigation and thinning. Thinning zones would be utilized to reduce the fuel load of a wildland area adjacent to the structure(s), thereby reducing the radiant and convective heat of wildland fires.

Figure 13 Conceptual Fuel Modification Plan



(Dudek, 2025, Figure 10)

In addition to the FMZs surrounding structures, the Project's FPP also includes a variety of recommendations related to sitewide landscape management. These recommendations include the following: (Dudek, 2025, pp. 73-74)

- **Roadside-Adjacent/Fire Access Road Defensible Space Zone**. The roadside-adjacent defensible space zone would occur in the general locations depicted on Figure 13 and would extend a minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources. Flammable growth would be cleared and removed for a minimum of 10 feet on each side of the access roads. Additional clearance up to 50 feet may be required upon inspection per the Roadside Protection Zone (RPZ) distinction in the CFD Vegetation Management Guideline for New Construction Fuel Modification Plans and Maintenance Program (VMG). These treatments would be required for all areas within the Project site.

- **Special Maintenance Areas (SMAs)**. In accordance with the VMG, slopes and commonly owned areas interior from the community perimeter may be designated as SMAs with specific vegetation management requirements. These areas must be included in Planting Plans and would be reviewed by the CFD. If, upon review, an interior area is determined to contribute to an increased wildfire risk, the first 100 feet of the interior area, measured from the structure out, would be declared an SMA and be subject to the same defensible space requirements as the FMZs. These areas must be irrigated and with a maximum width of 100 feet beginning at the property lines of privately owned lots. SMAs would have the same plant species restrictions and requirements described for FMZs (as listed in Appendix E to the Project's FPP).

- **Horizontal Spacing/Vertical Separation in FMZs**. Continuity of fuels is a significant contributing factor to the rate of spread of fire on a landscape. Plant communities with little spacing and higher continuity support much higher rates of spread while plant communities with greater spacing and less continuity do not support as high of rates of spread. For this reason, the VMG lays out specific spacing guidelines for ground cover, shrubs, and trees within the FMZs.

- **FMZ Plant Requirements**. The following requirements are provided for fuel modification zones. All landscaping shall be maintained by the Property Manager/HOA representative, and/or homeowner. Plants used in the fuel modification areas or landscapes would include drought-tolerant, fire-resistive trees, shrubs, and groundcovers. The planting list and spacing would require review and approval by CFD, based on submitted landscape plans. The plantings would be consistent with the CFD/Riverside County Fuel Modification Zone Friendly Plant List (Appendix F to the Project's FPP). The list intends to provide examples of plants that are less prone to ignite or spread flames to other vegetation and combustible structures during a wildfire. Up to 10 additional plant species can be added to the landscape plant material palette with approval from CFD. The same selection requirements would apply to SMAs and RPZs.

- **Prohibited Plants**. Certain plants are considered prohibited in the landscape due to characteristics that make them highly flammable or invasive. These characteristics can be physical (structure promotes ignition or combustible) or chemical (volatile chemicals increase flammability or combustion characteristics). The plants included in the Undesirable and Invasive Plant Species list (refer to Appendix E to the Project's FPP) are unacceptable from a fire safety or ecological standpoint and shall not be planted

or allowed to establish opportunistically within the FMZs or landscape areas. The same selection restrictions would apply to SMAs and RPZs.

- **Fire Walls**. Because of property boundary constraints, a small portion on the eastern side of Planning Area 2 adjacent to the "Not A Part" area of the Project (i.e., TTM 36544R1 Lot Nos. 28 through 32), as well as in the southeast portion of Planning Area 3 (i.e., TTM 36544R1 Lot Nos. 1 and 2), are unable to achieve a minimum 100 feet of on-site fuel modification. To mitigate for the reduced FMZ, a 6-foot-tall non-combustible Concrete Masonry Unit (CMU) fire wall would be constructed in multiple locations along the property boundary line around TTM 36544R1 Lot Nos. 1 through 14, 28 through 32, 76 through 78, 85 through 97, 111 through 115, 121, 122, and 127 through 144 where the full 100 feet of onsite fuel modification cannot be achieved. Figure 13 shows the portions of the site that would require CMU fire walls. The fire walls would be installed to function as heat-deflecting walls.

In summary, the requirements and recommendations set forth in the Project's FPP indicate how the Project would conform with required fire and building codes. The recommendations provided in the Project's FPP have also been designed specifically for the proposed construction of structures within areas designated as VHFHSZ. When properly implemented on an ongoing basis, the fire protection strategies proposed in the Project's FPP would significantly reduce the potential fire threat to vegetation on the community and its structures, as well as assist CFD in responding to emergencies within the Project site. The fire protection system provided for the Project site includes a redundant layering of code-compliant, fire-resistant construction materials and methods that have been shown through post-fire damage assessments to perform extremely well against wildfire and ember storm conditions. To address areas where the Project is unable to meet the minimum Fire Code standards due to site constraints, code-exceeding measures have been suggested to meet the intent of the provisions of the Fire Code. The proposed Project would include up to 170-foot-wide fuel modification zones that would be in excess of code requirements, along with ignition resistant construction that would exceed the requirements of one of the most restrictive fire and building codes in the country. The use of these methods and materials along with ongoing maintenance would result in a community that would be highly defensible with minimal firefighting resource demands. Projects occurring within fire hazard severity zones and wildland urban interface areas with higher potential fire hazards represent lower overall fire safety risk when the buildings and community are built to ignition resistant levels as required by CFD. Conversely, older communities that do not include the ignition resistant strategies may occur in a location that represents lower potential fire hazards outside of a fire hazard severity zone or wildland urban interface, but may actually be at higher overall fire risk due to the vulnerabilities inherent in their construction. (Dudek, 2025, p. 94)

Modern infrastructure would be provided, and all structures are required to include interior, automatic residential fire sprinkler systems consistent with the City's regulatory standards and National Fire Protection Association (NFPA) Standard No. 13-D. The Project's FPP also provides guidance for vegetation maintenance for the proposed FMZs and landscaped areas on the Project site. The requirements and recommendations provided in the Project's FPP have been designed specifically for the proposed Project. The analysis and its fire protection justifications as documented in the Project's FPP are supported by fire science research, results from previous wildfire incidents, and fire agencies that have approved these concepts. The Project design would feature ignition-resistant construction, asphalt roads and parking stalls, sufficient water supply, and up to 170 feet of on-site fuel modification. (Dudek, 2025, p. 94)

In addition, and assuming implementation of the Project's proposed drainage system, implementation of the Project's FMZs and other fire protection measures would ensure that future Project structures are not exposed to significant risks, including downslope or downstream flooding or landslides. Impacts would be less than significant.

Based on the preceding analysis, and assuming mandatory compliance with the recommendations provided in the Project's FPP, the proposed Project would not exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, and impacts would be less than significant. In addition, the Project would not 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. Compliance with the Project's FPP would be required pursuant to SHP EIR Mitigation Measure PS-1, which has been modified herein to reference the Project's FPP and to specifically require CFD review of implementing building permits and landscape plans for compliance with the FPP recommendations. Accordingly, with implementation of SHP EIR Mitigation Measure PS-1 and the recommendations of the Project's FPP, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

c) Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. As described above under the analysis of Threshold b), the proposed Project would include FMZs that would extend up to 170 feet from all proposed structures on site, would include a 10-foot clearance zone along internal roadways that directly abut open space areas, and would include the installation of fire walls in certain locations. However, physical impacts associated with implementation of the Project's fire protection measures, including the proposed FMZs, have been evaluated throughout this EIR Addendum under the appropriate subject heading. For example, the discussion and analysis of the Project's potential impacts to biological resources in Subsection 2.4 accounts for physical impacts associated with development of the Project, including the Project's FMZs and other fire protection measures, as previously shown on Figure 9. There are no impacts to the environment that could result from the Project's FMZs and fire protection measures that have not already been addressed herein and/or in the SHP EIR, and all of the Project's physical impacts to the environment would be reduced to less-than-significant levels with implementation of the SHP EIR mitigation measures (as modified/supplemented herein). Additionally, the Project's proposed fire protection measures would reduce the Project site's potential for wildfire hazards as compared to existing conditions, and there are no components of the Project that would exacerbate wildfire hazard risk. Accordingly, because the Project would not exacerbate fire risk, and because impacts to the environment associated with the Project's FMZs and other fire protection measures would be reduced to less-than-significant levels with implementation of the SHP EIR mitigation measures (as modified/supplemented herein), Project impacts due to fire protection infrastructure would be less than significant. Therefore, the proposed Project would not result in any new impact not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

2.20 Mandatory Findings of Significance

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
a. Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b. Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Environmental Analysis

a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. The SHP EIR identified significant and unavoidable impacts under the issue areas of aesthetics only. The Project would not result in any new or increased impacts to aesthetics, and in fact the analysis presented herein in Subsection 2.1 demonstrates that the proposed Project's impacts to aesthetics would be reduced in comparison to what was evaluated and disclosed by the SHP EIR due to the Project's proposed increase in open space areas by 22.0% and the reduction in the number of dwelling units proposed on site by 16 units as compared to the Approved Project. As indicated in the discussion and analysis presented herein in Subsection 2.4, with implementation of the SHP EIR mitigation measures (as modified/supplemented herein), the Project's impacts to biological resources, including wildlife habitat and sensitive wildlife species, would be reduced to below a level of significance. The analysis provided herein in Subsection f) demonstrates that with mitigation to address the potential for uncovering previously undiscovered

resources, the Project's impacts to cultural resources, including historical and archaeological resources, would be reduced to less-than-significant levels. Accordingly, the Project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory, and impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. Cumulative effects that would result from implementation of the Project have been evaluated throughout this EIR Addendum, which concludes that such impacts would not occur, would be less than significant, or would be reduced to a level below significant with implementation of the mitigation measures specified by the SHP EIR (as modified/ supplemented herein), standard City Conditions of Approval (COAs), and/or regulatory requirements. Additionally, this EIR Addendum concludes that the Project as proposed would not result in any new or more severe cumulative effects beyond what was already evaluated and disclosed by the SHP EIR. All applicable mitigation measures identified as part of the SHP EIR and that were imposed to address cumulatively-considerable effects would continue to apply to the Project as revised, except as modified or supplemented by this Addendum to the SHP EIR. The analysis throughout this EIR Addendum demonstrates that all Project impacts would be less than significant, or would be reduced in comparison to the analysis and conclusions of SHP EIR. Additionally, the analysis herein demonstrates that physical impacts associated with the Project (e.g., biological resources, cultural resources, geology/soils, etc.) would not substantially change or increase compared to the analysis presented in SHP EIR, and there have been no changed circumstances since the certification of the SHP EIR that would result in any new or increased significant impacts. Therefore, because the Project would have similar or reduced cumulative impacts to the environment as compared to what was evaluated and disclosed in SHP EIR, the Project would not result in any new or increased impacts to the environment beyond what was evaluated, disclosed, and mitigated for by the SHP EIR. Therefore, implementation of the Project would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

EIR Addendum No. 1 Finding: No Substantial Change from Previous Analysis. The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this EIR Addendum (e.g., Air Quality, Geology/Soils, Noise, etc.). Where potentially significant impacts are identified, mitigation measures from the SHP EIR have been imposed, as modified or supplemented by this EIR Addendum to the SHP EIR, to reduce these adverse effects to a level below significance. There are no components of the Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this EIR Addendum and/or by the SHP EIR. Accordingly, no additional impacts would occur. Therefore, implementation of the Project

would not result in any new impacts not already analyzed in the SHP EIR or increase the severity of a significant impact previously identified and analyzed in the SHP EIR.

3.0 REFERENCES

Cited As:	Source:
(BFSA, 2023a)	BFSA Environmental Services, 2023a. *Phase I Cultural Resources Assessment for the Skyline Heights Project.* October 26, 2023. Included as EIR Addendum Technical Appendix E.
(BFSA, 2023b)	BFSA Environmental Services, 2023b. *Paleontological Sensitivity Update and Revised Monitoring Recommendations for the Skyline Heights Project, City of Corona, Riverside County, California (Sch. No. 2014021003).* October 26, 2023. Included as EIR Addendum Technical Appendix F.
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(CalRecycle, 2024b)	CalRecycle, 2024b. *Lamb Canyon Landfill October 2024 Tonnage Report.* October 2024. Accessed February 3, 2025. Available online: https://secure.calrecycle.ca.gov/SWISDocument/Document/Download/482777
(CalRecycle, 2024c)	CalRecycle, 2024c. *Badlands Landfill December 2024 Tonnage Report*. December 2024. Accessed February 3, 2025. Available online: https://secure.calrecycle.ca.gov/SWISDocument/Document/Download/487361
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(Corona, 2016)	City of Corona, 2016. *Recirculated SHSP EIR.* November 2016. (Included in the Project's Administrative Record)
(Corona, 2019a)	City of Corona, 2019a. *City of Corona Climate Action Plan.* March 2019. Accessed February 3, 2025. Available online: https://www.coronaca.gov/home/showpublisheddocument/18422/637239353962070000
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(Corona, 2020)	City of Corona, 2020. *General Plan.* June 3, 2020. Accessed December 13, 2024. Accessed February 3, 2025. Available online: https://www.coronaca.gov/home/showpublisheddocument/25479/638494039032370000
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(Corona, 2024)	City of Corona, 2024. *City of Corona Municipal Code. 2024.* Accessed February 3, 2025. Available online: https://codelibrary.amlegal.com/codes/corona/latest/corona_ca/0-0-0-54679
(DTSC, n.d.)	Department of Toxic Substances Control (DTSC), n.d. *Cortese List.* Accessed February 3, 2025/ Available online: https://dtsc.ca.gov/dtscs-cortese-list/
(Dudek, 2025)	Dudek, 2024. *Fire Protection Plan,* September 2025. Included as EIR Addendum Technical Appendix K.
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(KWC Engineers, 2025b)	KWC Engineers, 2025b. *Project Specific Water Quality Management Plan.* June 23, 2025. Included as EIR Addendum Technical Appendix H2.
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4.0 MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
BIOLOGICAL RESOURCES						
Mitigation Measure BIO-MM1. The project impact areas and avoidance areas shall be flagged or fenced prior to clearing to prevent incursion into unsurveyed or avoided areas. A qualified biological monitor(s) shall monitor work activities during the initial clearing and grading phase of construction (including any ground or vegetation disturbance, demolition, fence installation, grading of existing roads, material delivery, etc.). The monitoring biologist shall ensure the flagging or fencing remains intact and no incursions into avoided areas occurs. The monitoring biologist shall examine each area of impact as the clearing/grading operations move into an uncleared native habitat area or into any area that has had a lapse in construction for more than 30 days to ensure no sensitive wildlife species are present. The biologist shall inspect debris piles, pipes, burrows, vegetation, leaf litter piles, and other potential refugia for sensitive wildlife species prior to initiation of clearing, grubbing, grading, or any other Project activity that may injure or kill sensitive wildlife species. If wildlife is discovered, the biological monitor shall take appropriate action as defined in the mitigation measures, permit conditions, and regulations. The biological monitor may move wildlife or humanely encourage it to move out of harm's way, if safe and feasible and permitted to do so. Potential day roosts for pallid bat (e.g., caves, crevices, mines, hollow trees, buildings, etc.) shall be inspected by a qualified bat biologist prior to initial ground disturbance. If bats are roosting, a bat exclusion plan shall be prepared and submitted to CDFW for review prior to impacts. If a colony is discovered during the breeding season (March 1 -October 1), the biologist shall determine appropriate avoidance measures, including, but not limited to sound walls, buffers, and Project phasing/timing, to prevent disturbance to the colony until all young are weaned and capable of foraging independently. Monitoring and survey activities shall be documented on a daily basis. All monitoring reports and communications shall be retained in Project files to allow review by the City of Corona, CDFW, and USFWS, if requested.	City of Corona -Planning Division	Once prior to site clearing or grading activities for each phase of development	Prior to issuance of grading permit, site clearing or grading activities for each phase of development	On-site inspection		Withhold grading permit
Mitigation Measure BIO-MM2. Special Status Botanical Species. The following measures shall apply to address and minimize potential impacts to Coulter's matilija poppy, intermediate mariposa lily, and chaparral nolina to the extent feasible. • Impacts shall be minimized and avoided to the extent feasible. Prior to commencement of ground-disturbing activities (i.e., clearing and grading), Coulter's matilija poppy and intermediate mariposa lily plants within the development footprint shall be salvaged for use in the Project area, avoidance area, or reuse in local restoration projects. In addition, a qualified botanist shall collect seeds from plants within the grading impact area during the spring or summer before grading commencement. • Prior to commencement of ground-disturbing activities (i.e., clearing and grading), impacts to chaparral nolina shall be mitigated through translocation and seed collection with propagation to an on-site or off-site preserved property acceptable to the City. The property shall be composed of habitat characteristics suitable to support chaparral nolina, including but not limited to: appropriate soils, elevation, and supporting chaparral or coastal sage scrub (or a combination thereof) habitat. The property shall be conserved via recordation of a conservation easement or deed restriction in favor of a California Department of Fish and Wildlife (CDFW)-due diligence approved local conservation entity to protect chaparral nolina on the property in perpetuity. Alternatively, the land may be transferred in fee title to a CDFW-approved local conservation entity. A management fund shall be established by the Applicant and will consist of an interest-bearing account with the amount of capital necessary to generate sufficient interest and/or income to fund all monitoring, management, and protection of the conservation area(s), including but not limited to, reasonable administrative overhead, biological monitoring, invasive species and trash removal, signage replacement and repair, law enforcement measures, long-term management reporting (as described below), and other actions designed to maintain and improve the habitat of the conserved land(s), in perpetuity. • Prior to commencement of ground-disturbing activities, a Property Analysis Record, or substantially equivalent analysis, shall be conducted by the Applicant and approved by the City to determine the management needs and costs described above, which then will be used to calculate the capital needed for the management of the fund. This management fund shall be held and managed by a CDFW-approved local conservation entity. To protect the mitigation area(s), the Project Applicant shall place appropriate signage around the perimeter of each site. Except for uses appropriate to a habitat conservation area, the public shall not have access to the mitigation area(s), and no activities shall be permitted within the mitigation areas, except maintenance of habitat, including	City of Corona -Planning Division	Once prior to site clearing or grading activities for each phase of development	Prior to issuance of grading permit, site clearing or grading activities for each phase of development	Review of conservation plans by project biologist and mitigation planting plan, conservation easement, or deed restriction; and On-site inspection		Withhold grading permit

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
the removal of nonnative plant species, trash, and debris, and the installation of native plant materials. Prior to any ground disturbance, the Applicant shall prepare a Chaparral Nolina Planting Plan (Plan) for chaparral nolina. The Plan shall require a replacement ratio of 1:1 by area, and ensure a minimum 90 percent survivorship at the end of a five-year monitoring period, which shall be verified by the monitoring biologist (minimum qualifications of the monitoring biologist are specified below). At a minimum, the five-year plan shall include the following information: 1. a description of the existing conditions of the receiver site(s) characterizing the suitability of the site(s) for chaparral nolina, and documenting the acreage of the site, 2. a description of how the site will be preserved in perpetuity, e.g., conservation easement, deed restriction, etc., and the name of the CDFW-approved due diligence entity that will hold the easement/deed restriction, etc., 3. qualifications of the monitoring biologist. At a minimum the monitoring biologist will possess a minimum of five-year's experience conducting habitat restoration projects in coastal sage scrub and/or chaparral habitat in Riverside County, California, 4. receiver site preparation for transplanting, 5. goals for success, 6. schedule, 7. propagation techniques, 8. transplant and seedling installation methods, 9. plant spacing, 10. performance criteria for success, including provision for control of non-native and invasive species, 11. monitoring and reporting procedures for each of the five years of the monitoring period, 12. adaptive management strategies, including a contingency plan should the site fail to meet the specified success criteria, and 13. maintenance requirements that will be reviewed and approved by the City. The Plan shall also ensure a mixture of both male and female plants.						
Mitigation Measure BIO-MM3. Compensation Parcel. Prior to issuance of a grading permit, the project Applicant shall preserve a minimum of ten (10) acres (a 1:1 ratio) of natural habitat, which shall be biologically equivalent or superior to the Public/Quasi-Public (PQP) land the project site surrounds, and shall be located adjacent to USFS land. The compensation parcel shall either be: 1. Deeded in fee title to the United States Forest Service (USFS) or Western Riverside County Regional Conservation Authority (RCA) to ensure appropriate protection and permanent habitat management in perpetuity, or 2. Conserved via recordation of a conservation easement or deed restriction in favor of a CDFW-due diligence approved local conservation entity.	City of Corona -Planning Division	Once prior to site clearing or grading activities for each phase of development	Prior to issuance of grading permit, site clearing or grading activities for each phase of development	Proof of conservation easement or deed restriction; On-site inspection		Withhold grading permit
Mitigation Measure BIO-MM4. Designate Unimpacted Areas as Open Space. Prior to recordation of Final Maps for each phase of the proposed development, those areas of the project site not impacted by the project footprint, including Riparian/Riverine and excluding the minimum 10-acre preservation area identified in BIO-MM3, shall be conserved in perpetuity via the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided Riparian/Riverine areas shall be conserved prior to issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions and values in-perpetuity.	City of Corona -Planning Division	Once prior to Final Map recordation for each phase of development	Prior to Final Map recordation for each phase of development	Proof of conservation easement or deed restriction; On-site inspection		Withhold Final Map approval and recordation
Mitigation Measure BIO-MM5. Other Species to Avoid in Landscaping. Prior to issuance of grading permits, building permits, and/or road improvement plans, the Project Applicant shall prepare a landscape plan for review and approval by the City of Corona The landscape plan shall prohibit the use of more common cultivar forms of Coulter's matilija poppy to the list of plants to be avoided in site landscaping, including White Cloud matilija poppy. Additional non-native plants that shall not be planted within any onsite mitigation or landscaping include coyote brush *(Baccharis pilularis*) and fourwing saltbush (*Atriplex canescens*). In addition, the landscape plan shall exclude those species identified in Table 6-2, Plants that Should be Avoided Adjacent to the MSHCP Conservation Area, of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). To ensure these non-native plants are not used in landscaping within the project site, the project Applicant shall include a list of plant species to avoid within the CC&Rs for the development. The project applicant	City of Corona -Planning Division	Once prior to issuance of building permits	Prior to issuance of the first building permit for the production units and review of HOA landscape plans.	Review of CC&Rs; On- site inspection		Withhold building permit

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
shall also develop and distribute a suitable homeowner education package to residents / new owners covering the species to avoid						
Mitigation Measure BIO-MM6. Oak Tree Replacement. The project Applicant shall replace oak trees impacted by the project at a ratio consistent with the City of Corona oak tree conservancy policy (10.10.5), at no less than a 2:1 ratio. Replacement trees shall be located in undeveloped natural areas suitable to support these trees or in onsite mitigation areas where possible. If spacing requirements limit the number of replacement trees in these areas additional plantings may be located in landscaped areas as close to open space as feasible. All replacement trees shall be planted prior to issuance of the Certificate of Occupancy.	City of Corona -Planning Division	Once prior to issuance of Certificate of Occupancy for each phase of development	Review of HOA landscape plans and prior to issuance of Certificate of Occupancy for each phase of development	On-site inspection		Withhold Certificate of Occupancy
Mitigation Measure BIO-MM7. Riparian/Riverine. Prior to issuance of a grading permit, the project Applicant shall provide mitigation for ±10.5107 acres of Riparian/Riverine impacts at no less than a 2:1 basis, as determined through consultation with the City of Corona and Wildlife Agencies based on their approval of the Determination of Biologically Equivalent or Superior Preservation ("DBESP"; see SHP EIR Addendum No. 1 Technical Appendix D2) that provides a functions and values analysis pursuant to the requirements of the MSHCP. If offsite mitigation is incorporated, the preferred choice shall be to find mitigation within or adjacent to the Santa Ana Watershed and in or adjacent to Corona if possible. In addition, some avoided resources within the open space areas shall be preserved to the extent feasible pursuant to a deed restriction or other appropriate legal mechanism to prevent future development. If onsite mitigation is proposed as an alternative mitigation, a Habitat Mitigation and Monitoring Plan (HMMP) shall be developed and provided for review and approval by local and regulatory agencies, and shall include at a minimum the following components: • Quantitative success criteria (vegetation cover and species richness); • Recommendations for soil preparation; • A plant palette to include native species occurring on the site, such as coast live oak and Coulter's matilija poppy; • Planting methods; • Irrigation and maintenance requirements; and • A long-term mitigation maintenance and monitoring plan with remedial measures.	City of Corona -Planning Division	Once prior to issuance of grading permit for each phase of development	Prior to issuance of grading permit for each phase of development	Proof of mitigation credits, conservation easement or deed restriction; On-site inspection		Withhold grading permit
Mitigation Measure BIO-MM8. Storm Water Pollution Prevention Plan. Prior to the issuance of a grading permit, the project Applicant shall prepare for City of Corona review and approval of a Stormwater Pollution Prevention Plan (SWPPP), which shall identify all standard best management practices (BMPs) to prevent discharges from entering avoided jurisdictional drainages during construction. The required SWPPP shall at a minimum include BMPs that include but are not limited to: • Use of erosion control or sedimentation prevention methods, such as fiber rolls, sand bags, rice mats, straw wattles, or similar measures, where appropriate; and • Proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances will be enforced. Compliance with the City-approved SWPPP shall be required as a condition of grading permit approval, compliance with the SWPPP shall be required by bid documents issued to prospective construction contractors, and the Project construction contractors shall permit periodic inspection of the construction site by City of Corona staff or its designee to confirm compliance during all construction activities.	City of Corona -Development Services Division	Once prior to site clearing for each phase of development	Prior to site clearing for each phase of development	Review of SWPPP		Withhold grading permit
Mitigation Measure BIO-MM9. Regional Water Quality Control Board Permit. Prior to the issuance of a grading permit, to mitigate for the loss of 1.48 acres and temporary loss of ±0.25-acre of State waters regulated by the Santa Ana Regional Water Quality Control Board (via issuance and implementation of a Clean Water Act [CWA] Section 401 Certification) to replace permanently-impacted State waters as specified by the agreement with RWQCB at not less than a 2:1 basis, through offsite acquisition and preservation, participation in an approved mitigation bank, and/or on or offsite creation, enhancement, or reestablishment of State waters or a combination of these options. Temporary impacts to RWQCB State waters shall be mitigated through on-site restoration within the temporarily impacted areas or as otherwise specified by the CWA Section 401 certification. The exact ratio shall be based on a functions and values assessment included in the Project's Determination of Biologically Equivalent or Superior Preservation ("DBESP"; see SHP EIR Addendum No. 1 Technical Appendix D1) and pursuant to RWQCB's approval. Preparation of a Habitat Mitigation and Monitoring Plan (HMMP) outlining the details of the mitigation shall be required for any on-site mitigation or off-site mitigation on lands not already subject to an RWQCB-approved HMMP.	City of Corona -Planning Division	Once prior to issuance of grading permit for each phase of development	Prior to issuance of grading permit for each phase of development	Proof of Agreements and regulatory permits		Withhold grading permit
Mitigation Measure BIO-MM10. California Department of Fish and Wildlife Permit. Prior to the issuance of a grading permit, to mitigate for the loss of ±10.51 acres of streambed and wetlands and the temporary loss of ±1.13 acres of streambed due to project construction, the project Applicant shall enter into an agreement with the California Department	City of Corona -Planning Division	Once prior to issuance of grading permit for	Prior to issuance of grading permit for each phase of development	Review of Agreements/ permits		Withhold grading permit

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
of Fish and Wildlife (CDFW) via issuance and implementation of a Section 1600 Streambed Alteration Agreement to replace affected streambed at not less than a 2:1 basis (mitigation:impact) for permanent impacts and restoration of temporarily impacted areas to their existing/former condition, as specified by the California Department of Fish and Wildlife, through a combination of offsite acquisition and preservation, participation in an approved mitigation bank, and/or on or offsite creation, enhancement, or reestablishment of the streambed. The exact ratio shall be based on a functions and values assessment pursuant to CDFW's approval of the required Streambed Alteration Agreement. Preparation of a Habitat Mitigation and Monitoring Plan (HMMP) outlining the details of the mitigation shall be required for on-site mitigation or off-site mitigation on lands not already subject to a CDFW-approved HMMP.		each phase of development				
Mitigation Measure BIO-MM11. Nesting Birds. To prevent impacts to sensitive, migratory, and nesting birds (including raptors), clearing, or other work in native habitats shall be avoided during the critical nesting period of January 1 – September 1. If work cannot be avoided during this timeframe, a nesting bird survey shall be conducted by a qualified biologist within three (3) days prior to initiation of clearing and/or grading. A letter report documenting the clearance survey and its results shall be provided to the City of Corona prior to any disturbance to the Project site. If nesting birds are present, a nesting bird plan shall be developed and implemented to include appropriate measures to mitigate potential impacts, including maintaining a buffer area until fledging has occurred. Active bird nests shall be mapped utilizing a hand-held global positioning system (GPS) (getting as close as possible without disturbing the nest) and a buffer will be flagged around the nest (typically 300 feet for most species, 500-foot buffer for raptor nests), as determined appropriate by the biologist. Construction should not be permitted within the buffer area while the nest continues to be active (eggs, chicks, etc.). Once fledging has occurred no further avoidance is required.	City of Corona -Planning Division - Development Services Division	Once at plan check (review of construction bid documents); Once prior to construction activities in undisturbed areas for each phase of development	Plan check (review of construction bid documents); Prior to construction activities in undisturbed areas for each phase of development	Review of nesting bird survey if done during nesting season.		Withhold grading and/or building permit; Halt construction activities
Mitigation Measure BIO-MM12. Burrowing Owl. A pre-construction burrowing owl clearance survey shall be conducted by an experienced burrowing owl biologist no more than 30 days before earth disturbance (construction). The survey will be conducted as close to the actual construction initiation date as possible. A letter report documenting the clearance survey and its results shall be provided to the City of Corona prior to any disturbance to the Project site and prior to commencement of grading activities. If owls are present, the project biologist shall consult with local and state agencies, as appropriate, and develop a mitigation plan. Mitigation will be based on the following goals and requirements included in the MSHCP: 1. If the site contains or is part of an area supporting less than 35 acres of suitable habitat or the survey reveals that the site and the surrounding area supports fewer than three (3) pairs of burrowing owls, the onsite burrowing owls will be passively or actively relocated following accepted protocols. 2. Occupied nests shall be avoided during the nesting season (February 1 – August 31) and a buffer of 300 to 500 feet shall be employed, depending on the level of disturbance surrounding the burrow. 3. Burrow exclusion shall be utilized outside of the nesting season by installing a one-way door in burrow openings. The burrow shall be closed following verification burrows are empty (through site monitoring and scoping). 4. If the site (including adjacent areas) supports three (3) or more pairs of burrowing owls, supports greater than 35 acres of suitable habitat, and is non-contiguous with MSHCP Conservation Area lands, at least 90 percent of the a	City of Corona -Planning Division	Once within 30 days prior to construction activities in undisturbed areas for each phase of development	Within 30 days prior to construction activities in undisturbed areas for each phase of development	Proof of burrowing owl survey. .		Withhold grading and/or building permits
Mitigation Measure BIO-MM13. Mountain Lion Program. Prior to issuance of the first Certificate of Occupancy for each phase of development, a mountain lion (Puma concolor) program shall be developed by the project Applicant for City review and approval in an effort to reduce likelihood of human-lion conflicts. The program shall include the following components: 1. A suitable homeowner education package for distribution to residents / new owners; 2. A suitable road sign program warning of the presence of mountain lions and the need for reduced speeds and increased caution; 3. A suitable CC&R provision limiting unsupervised outdoor pets and pet feeding practices that may encourage mountain lions to enter residential yards in search of food; and 4. A suitable mountain lion safety plan. The Project's CC&Rs shall include a provision specifically requiring future homeowners to comply with the requirements of the Mountain Lion Program.	City of Corona -Planning Division	Once prior to issuance of Certificate of Occupancy for each phase of development	Prior to issuance of Certificate of Occupancy first production unit.	Proof of program documents and CC&Rs and placement of information at model home complex.		Withhold Certificates of Occupancy
Mitigation Measure BIO-MM14. A qualified biologist shall monitor clearing and grubbing activities as they impact vegetation on the site. A qualified biologist shall inspect debris piles, pipes, burrows, vegetation, leaf litter piles, and other potential refugia for sensitive wildlife species prior to initiation of clearing, grubbing, grading, or any other project activity that may injure or kill sensitive wildlife species. If wildlife is discovered, the qualified biologist shall move it out of harm's way or allow it to move safely out of the work area prior to initiation of project activities.	City of Corona -Planning Division	At least once prior to site clearing activities in undisturbed areas for each phase of development	Prior to site clearing activities in undisturbed areas for each phase of development the project applicant shall demonstrate to the Planning	On-site inspection by project biologist and report of findings submitted to the Planning Division.		Halt construction

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Potential day roosts for pallid bat (e.g., caves, crevices, mines, hollow trees, buildings, etc.) shall be inspected by a qualified bat biologist prior to initial ground disturbance. If bats are roosting, a bat exclusion plan shall be prepared and submitted to CDFW for review prior to impacts. If a colony is discovered during the breeding season (March-October), the biologist shall determine appropriate avoidance measures, including, but not limited to sound walls, buffers, and project phasing/timing, to prevent disturbance to the colony until all young are weaned and capable of foraging independently.			Division that a project biologist has been retained during initial on-site disturbance activities.			
Mitigation Measure BIO-MM15. Homeowner Education Package (Invasive Species). Prior to issuance of occupancy permits, the Project Applicant shall develop for review and approval by the City of Corona, a homeowner education package providing and informing future occupants that the list of plant species identified in Mitigation Measure BIO-5 are prohibited and may not be planted on any individual lot. The homeowner education package also shall include a list of recommended non-prohibited plant species. A copy of the City-approved homeowner education package shall be provided to future owners/tenants as part of all future lease/sales agreements.	City of Corona -Planning Division	Once prior to issuance of Certificate of Occupancy	Prior to issuance of first Certificate of Occupancy for production units	Proof of design guidelines and CC&Rs		Withhold Certificates of Occupancy
Mitigation Measure BIO-MM16. All heavy equipment used onsite shall be washed, particularly the wheels and under carriage, prior to bringing it onto the project site from other construction sites to prevent the spread of weedy species.	City of Corona -Planning Division -Development Services Division	Once at plan check (review of construction bid documents); As needed during construction activities for each phase of development	Note on grading plans. Plan check (review of construction bid documents); At least once during construction of each phase of development	Review of construction bid documents; on-site inspection.		Withhold grading and/or building permit; Halt construction activities
Mitigation Measure BIO-MM17. Staging areas shall be placed in areas that have been previously disturbed or have degraded habitat within the project footprint but do not show an infestation of non-native species. Staging areas shall be maintained in a weed/noxious weed-free condition.	City of Corona -Planning Division -Development Services Division	Once at plan check (review of construction bid documents); As needed during construction activities for each phase of development	Note on grading plans. Plan check (review of construction bid documents); At least once during construction of each phase of development	Review of construction bid documents; on-site inspection.		Withhold grading and/or building permit; Halt construction activities
Mitigation Measure BIO-MM18. All refuse created or brought onsite by clearing personnel or contractors shall be placed in covered containers, removed from the site daily, and disposed of properly.	City of Corona -Planning Division -Development Services Division	Once at plan check (review of construction bid documents); As needed during construction activities for each phase of development	Note on grading plans. Plan check (review of construction bid documents); At least once during construction of each phase of development	Review of construction bid documents; on-site inspection.		Withhold grading and/or building permit; Halt construction activities
Mitigation Measure BIO-MM19. Field crews shall maintain the speed limit on posted roads and limit vehicle/truck speeds on unpaved surfaces to 15 miles per hour or less.	City of Corona -Planning Division -Development Services Division	Once at plan check (review of construction bid documents); As needed during construction activities for each phase of development	Note on grading plans. Plan check (review of construction bid documents); At least once during construction of each phase of development	Review of construction bid documents; on-site inspection.		Withhold grading and/or building permit; Halt construction activities
Mitigation Measure BIO-MM20. Urban/Wildlands Interface. Prior to issuance of grading or building permits, the Applicant shall ensure that the grading and building plans have incorporated the measures to meet the requirements of the MSHCP Urban/Wildlands Interface guidelines and requirements (see MSHCP Volume I, Part 2 of 2, subsection 6.1.4) with respect to Drainage, Toxics, Lighting, Noise, Barriers, Access, Pets, and Grading/Land Development (See Section 9.5 of the BRA Report included in Appendix D to this Draft EIR).	City of Corona -Planning Division	Once during plan check (project design- related measures); once prior to issuance of grading permit for each phase of development or as necessary during construction (construction measures); Once prior to issuance of Certificate of Occupancy for each phase of development	Plan check (project design-related measures); Prior to issuance of grading permit for each phase of development (construction measures); Prior to issuance of Certificate of Occupancy for each phase of development	Review of Project plans, construction documents, and on-site inspection		Withhold grading or building permit; halt construction; withhold Certificate of Occupancy

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Mitigation Measure BIO-MM21. Crotch's Bumble Bee. In the event the Crotch's bumble bee (Bombus crotchii) status is listed as candidate, threatened or endangered by the CDFW at the time of construction, the following measures shall be implemented. • Clearing/ground-disturbing activities shall be prohibited from February 1 through September 30 within suitable habitat for the Crotch's bumble bee. As part of this requirement, if construction is proposed during this period, a qualified biologist shall go out and mark all of the suitable habitat on site, which must be avoided and fencing provided around any accessible areas until at least September 30. A letter report documenting the actions performed and completion of this measure shall be provided to the City of Corona prior to any disturbance of the Project site. Construction activities may commence in areas outside of suitable habitat for the bee. • For construction between October 1 and January 31, a pre-construction survey is required within suitable habitat to confirm that no nests occur on site. Should any nests be identified, the Project biologist shall consult with CDFW to determine if permits are required. Clearance within that portion of the property determined by the biologist to support a nest and a suitable buffer shall be avoided until consultation with the CDFW determines activities can resume or the site is no longer occupied. If the pre-construction survey identifies no nests, then construction activities may proceed as normal. A letter report documenting the actions performed and completion of this measure shall be provided to the City of Corona prior to any disturbance of the Project site. If consultation with the CDFW is required a second letter report shall be provided documenting the CDFW determination, requirements and approval prior to moving forward with construction activities on that portion of the Project site. • Pesticides considered harmful to the Crotch bumble bee shall be prohibited during construction.	City of Corona -Planning Division	Bee surveys are required prior to commencement of grading activities if they occur between February 1 and September 30 within suitable habitat, and pre-construction surveys are required for construction activities that would commence between October 1 and January 31 within suitable habitat	Prior to issuance of grading permits and prior to the commencement of clearing/ground-disturbing activities	Submittal of bee survey, letter and other documentation as applicable to the City for review		Withhold grading permit or withhold Certificate of Occupancy
Mitigation Measure BIO-MM22 Workers Environmental Awareness Program. All persons employed or otherwise working on the Project site during the vegetation clearing and grading phase of construction shall attend a Workers Environmental Awareness Program (WEAP) training. All workers must attend WEAP training prior to performing any work on-site. The WEAP shall consist of a presentation (either provided in person by the biological monitor or a recorded training session) that includes a discussion of the biology of the habitats and species that may be present at the site. The WEAP shall also include information about the special-status plant and wildlife species that may be present, legal protections for those species, penalties for violations, and mitigation measures. The WEAP shall include but not be limited to burrowing owl, nesting birds, and other special-status species. The WEAP shall also include information on weed control practices, appropriate trash disposal, fire prevention and procedures for smoking, spill prevention and procedures, jurisdictional waters and SWPPP, BMPs, biological monitors and compliance responsibilities, and other issues such as pets, firearms, etc. Attendance at training shall be documented and construction workers provided with a hardhat sticker. Supporting materials shall be provided to all personnel during the training program, including contact information for the biological monitor and/or other compliance personnel. Informal or formal refresher training shall be conducted as needed to maintain compliance.	City of Corona -Planning Division	Notes to be included on grading and building plans	Prior to commencement of construction work on site for all construction employees	Submittal of proof WEAP attendance to the City for review		Withhold grading permit or withhold Certificate of Occupancy
Mitigation Measure BIO-MM23 Restoration. Prior to final grading inspection, temporary impact areas associated with the haul road required during site mass grading activities shall be restored to its former condition.	City of Corona -Planning Division - Development Services Division -Public Works Department	Once prior to issuance of occupancy permits	Following completion of grading and prior to final grading inspection	Site visit and submittal of written confirmation from the developer		Withhold Certificate of Occupancy
Mitigation Measure BIO-MM24 Invasive Species Restrictions and CC&Rs. Prior to issuance of occupancy permits, the Project Applicant shall provide the City of Corona with a copy of the Project's Codes, Covenants, and Restrictions (CC&Rs). The Project CC&Rs shall explicitly prohibit the planting of the non-native plant species identified by Mitigation Measure BIO-5.	City of Corona -Planning Division - Development Services Division -Public Works Department	Notes to be included on grading and building plans	Prior to issuance of occupancy permits	Copy of CC&Rs to be provided to the City		Withhold grading permit or withhold Certificate of Occupancy
PDF BIO-1, Drainage – The project incorporates project streets, open channels and natural drainage courses as well as a comprehensive system of underground storm drains to handle storm runoff from the project site. Storm water from the project site and off-site areas will be directed to storm drains. The design and operation of the drainage channel shall be adequate to preclude discharge of water into open space areas that are of lower quality or higher quality than current conditions. The proposed development shall incorporate measures, including measures required through the NPDES requirements, to ensure that the quantity and quality of runoff discharged to the open space area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into open space areas. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes within open space areas. This will be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.	City of Corona -Planning Division -Public Works Department -Development Services Division	Once during plan check (project design- related measures); once prior to issuance of grading permit for each phase of development or as necessary during construction (construction measures); Once prior to issuance of	Plan check (project design-related measures); Prior to issuance of grading permit for each phase of development (construction measures); Prior to issuance of Certificate of Occupancy for each phase of development	Review of Project plans, construction documents, and on-site inspection		Withhold grading or building permit; halt construction; withhold Certificate of Occupancy

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
		Certificate of Occupancy for each phase of development				
PDF BIO-2, Toxics – The proposed project is designed to utilize natural drainage patterns for the flow of surface water. Water Quality Best Management Practices (BMPs) include education, storm drain stenciling, and street sweeping in compliance with the City of Corona's requirements. The earthen channel shall be signed to filter potential toxics in the storm water prior to its discharge into open space areas. These BMPs will be implemented as part of the storm water pollution prevention measures for the project, in accordance with all appropriate NPDES requirements. The project would result in the additional use of hazardous materials in limited quantities associated with normal residential use such as cleaning products, solvents, herbicides, and insecticides. However, compliance with regulations will reduce the potential risk of hazardous material exposure to a level that is less than significant. An information pamphlet has been prepared for each homeowner regarding the use of toxics.	City of Corona -Planning Division -Public Works Department -Development Services Division	Once during plan check (project design- related measures); once prior to issuance of grading permit for each phase of development or as necessary during construction (construction measures); Once prior to issuance of Certificate of Occupancy for each phase of development	Plan check (project design-related measures); Prior to issuance of grading permit for each phase of development (construction measures); Prior to issuance of Certificate of Occupancy for each phase of development	Review of Project plans, construction documents, and on-site inspection		Withhold grading or building permit; halt construction; withhold Certificate of Occupancy
PDF BIO-3, Lighting – Outdoor lighting of residences will be designed so that all direct beams would be confined to dwelling sites. Project lighting will not intrude into the open space conservation areas. Street lighting, parking lot lighting, and other project-related illumination sources will be positioned, directed, and shielded so as to avoid "light spill" into the conserved areas. The proposed project will avoid any night lighting adjacent to the open space areas. Night lighting will not be used during the course of construction unless absolutely necessary. If necessary, the lights will be directed and shielded to minimize lighting of the surrounding habitat. The level of off-site lighting and lighting fixtures would comply with the applicable requirements and policies of the City of Corona.	City of Corona -Planning Division	Once during plan check (project design- related measures); once prior to issuance of grading permit for each phase of development or as necessary during construction (construction measures); Once prior to issuance of Certificate of Occupancy for each phase of development	Plan check (project design-related measures); Prior to issuance of grading permit for each phase of development (construction measures); Prior to issuance of Certificate of Occupancy for each phase of development	Review of Project plans, construction documents, and on-site inspection		Withhold grading or building permit; halt construction; withhold Certificate of Occupancy
PDF BIO-4, Noise – The proposed project incorporates landscape elements including trees, shrubs, and groundcover, which will assist in noise reduction on the project site. In addition, a noise analysis prepared for the project found that no proposed on-site or surrounding sensitive land uses would experience long-term noise levels in excess of 65 dBA during the daytime hours under build-out of the proposed project. This daytime noise level would not result in exterior nighttime levels greater than 45 dBA. Therefore, no noise created on the project site would exceed residential noise standards.	City of Corona -Planning Division	Once during plan check (project design- related measures); Once prior to issuance of Certificate of Occupancy for each phase of development	Plan check (project design-related measures); Prior to issuance of Certificate of Occupancy for each phase of development	Review of Project plans; On-site inspection		Withhold grading, building, or landscape permit; Withhold Certificate of Occupancy
PDF BIO-5, Invasives – Exotic Vegetation Control – Design guidelines for the project will provide the homeowners with a list of native landscaping materials permitted within the project site. These materials have been selected for their contribution to the project theme, adaptability to local climatic and soil conditions, and for their compatibility with the unique natural environment in the project site. The MSHCP has identified exotic invasive plants that should be areas avoided adjacent to the MSHCP Conservation Area in Table 6-2, Section 6.1.4 of the MSHCP; none of these plants will be utilized for the proposed project and their use by future homeowners will be prohibited.	City of Corona -Planning Division	Once during plan check (project design- related measures); once prior to issuance of grading permit for each phase of development or as necessary during construction (constructio n measures); Once prior to issuance of Certificate of Occupancy for each phase of development	Plan check (project design-related measures); Prior to issuance of grading permit for each phase of development (construction measures); Prior to issuance of Certificate of Occupancy for each phase of development	Review of Project plans, construction documents, and on-site inspection		Withhold grading or building permit; halt construction; withhold Certificate of Occupancy

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
PDF BIO-6, Barriers – The proposed project will include theme walls along project perimeter streets adjacent to public streets, and will include walls and fencing located where public view and/or important interfaces are of concern. The proposed project will incorporate special edge treatments designed to separate development areas from open space areas. These areas of native landscaping and fencing will serve to minimize unauthorized public access, domestic animals predation, and illegal trespass and dumping. Exclusion fencing will be permanently placed where development abuts avoided and adjacent open space areas. The exclusion fence will be a minimum of eight feet in height and will be installed and maintained for the purposed of controlling human and pet access (cats and dogs) into the open space area and be in compliance with MSHCP requirements. The fencing will be permanent and will be maintained in perpetuity. Approval of the fencing design will be required by the City of Corona prior to project initiation.	City of Corona -Planning Division	Once during plan check (project design- related measures); once prior to issuance of grading permit for each phase of development or as necessary during construction (constructio n measures); Once prior to issuance of Certificate of Occupancy for each phase of development	Plan check (project design-related measures); Prior to issuance of grading permit for each phase of development (construction measures); Prior to issuance of Certificate of Occupancy for each phase of development	Review of Project plans, construction documents, and on-site inspection		Withhold grading or building permit; halt construction; withhold Certificate of Occupancy
PDF BIO-7, Access – Access points between native habitats and the project development will be posted with signage requesting residents to stay on the trails and not to disturb habitat. Yard fencing with no back gate will reduce access to native habitats adjacent to the project.	City of Corona -Planning Division	Once during plan check (project design- related measures); Once prior to issuance of Certificate of Occupancy for each phase of development	Plan check (project design-related measures); Prior to issuance of Certificate of Occupancy for each phase of development	Review of Project plans; On-site inspection		Withhold grading or building permit; Withhold Certificate of Occupancy
PDF BIO-8, Pets – Uncontrolled pets, feral dogs and cats can predate on native wildlife species. Appropriate signage will be posted requesting residents leash their pets. Homeowner Educational pamphlets will be used to inform them of the potential impacts by uncontrolled pets on native habitats and to request residents be good stewards of the land and prevent or limit their domestic cats from being allowed to openly hunt in the avoidance area.	City of Corona -Planning Division	Once prior to issuance of Certificate of Occupancy for each phase of development	Prior to issuance of Certificate of Occupancy for each phase of development	On-site inspection		Withhold Certificate of Occupancy
PDF BIO-9, Grading/Land Development – All manufactured slopes associated with site development will be within the project site and there will be no impact to the MSHCP Conservation Area. All manufactured slopes that abut the natural open space will be retained as open space buffer zones. All manufactured slopes and areas disturbed by construction of these slopes will be revegetated with appropriate non-invasive buffer species during project construction.	City of Corona -Planning Division -Building Division	Once during plan check (project design- related measures); once prior to issuance of grading permit for each phase of development or as necessary during construction (construction measures); Once prior to issuance of Certificate of Occupancy for each phase of development	Plan check (project design-related measures); Prior to issuance of grading permit for each phase of development (construction measures); Prior to issuance of Certificate of Occupancy for each phase of development	Review of Project grading plans; on-site inspection		Withhold grading or building permit; withhold Certificate of Occupancy
CULTURAL RESOURCES						
Mitigation Measure CR-1: Tribal Monitoring. Prior to the issuance of a grading permit the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the SB 18 process ("Monitoring Tribes"). The applicant shall coordinate with the Tribe(s) to develop individual Tribal Monitoring Agreement(s). A copy of the signed agreement(s) shall be provided to the City of Corona Planning Department prior to the issuance of a grading permit. The Agreement shall address the treatment of any known tribal cultural resources (TCRs) including the project's approved mitigation measures and conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitors during grading, excavation and ground disturbing activities; project grading and development scheduling: terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains/burial goods discovered on the site per the Tribe(s) customs and traditions and the City's mitigation measures/conditions of approval. The Tribal Monitor will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Project archaeologist. If changes are made to the project footprint to include earth-moving activities in areas not previously studied, additional archaeological investigations shall be required.	City of Corona -Planning Division	At least once prior to Issuance of grading permit for each phase of development	Prior to Issuance of grading permit for each phase of development	Proof of Tribal Monitoring Agreement(s)		Withhold grading permit

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Mitigation Measure CR-2: 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 and RPA-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources/TCRs and assist with avoidance, preservation and/or mitigation per the City's Mitigation Measures on known resources. The Project Archaeologist in consultation with the Monitoring Tribe(s), the Developer and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) 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: a. Project grading and development scheduling; b. The Project archeologist and the Monitoring Tribe(s) shall attend the pre-grading meeting with the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area: what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program: the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Monitoring Tribe(s) shall make themselves available to provide the training on an as-needed basis. c. The coordination of a monitoring schedule as agreed upon by the Monitoring Tribe(s), the Project archaeologist and the applicant; d. The protocols and stipulations that the Developer. City, Monitoring Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.	City of Corona -Planning Division	At least once within 30 days prior to Issuance of grading permit for each phase of development	At least 30 days prior to Issuance of grading permit for each phase of development	Proof of retention/ contract and submittal of CRMP to the City. CRMP shall be approved by the City and consulting tribal groups.		Withhold grading permit
Mitigation Measure CR-3: Treatment and Disposition of Tribal Cultural Resources. In the event that Tribal Cultural Resources (TCRs) are inadvertently discovered during the course of grading for this Project and avoidance of the TCRs is not feasible, the following procedures will be carried out for treatment and disposition of the discoveries: 1. 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 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to tribal cultural resources. Human remains, sacred/ceremonial items and burial good will be addressed per State Law. Mitigation Measure CR-1 and the Agreement required in Mitigation Measure CR-1. The applicant shall relinquish the artifacts as indicated below and provide the City of Corona Planning Division with evidence of same: a. Professional curation, including a curation agreement with a qualified repository in Riverside County that meets federal standards per 36 CFR Part 79, and which shall be made available to all qualified researchers upon application. 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; b. At the completion of grading, excavation and ground disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City Planning Division 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 pregrade 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 Monitoring Tribe(s).	City of Corona -Planning Division	As necessary during grading and construction activities for each phase of development	As necessary during grading and construction activities for each phase of development	Submittal of curation agreement, Phase IV Monitoring Report and other written documentation as necessary to the City for review		Withhold grading or building permit/ halt construction
Mitigation Measure CR-4: Sacred Sites. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.	City of Corona -Planning Division	As necessary during grading and construction activities	As necessary during grading and construction activities for each phase of development	Proof of Monitoring Report(s)		Withhold grading or building permit/ halt construction

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
		for each phase of development				
Mitigation Measure CR-5: 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 applicant shall then inform the Riverside County Coroner and the City of Corona Planning Division 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 has made the necessary findings as to origin If human remains are determined to be Native American,, the applicant shall comply with the state law relating to the disposition of Native American burials that fall within the jurisdiction of the NARC (PRC Section 5097). The coroner shall contact the NAHC within 24 hours and the NAHC will make the determination of 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. Treatment and disposition of the remains shall be determined in consultation with the most likely descendant(s) to determine the most appropriate disposition of human remains and any associated grave artifacts. In the event that the applicant and the MLD are in disagreement regarding the disposition of the remains. State law will apply and the mediation process will occur with the NAHC. if requested (see PRC Section 5097.98(e) and 5097.94(k)). The specific locations of Native American burials and reburials are confidential and may not be 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). A Sacred Lands File form will be submitted to the NAHC by the project archaeologist and the Monitoring Tribe(s). According to the California Health and Safety Code, six or more human burials at one location constitutes a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052).	City of Corona -Planning Division -Public Works Div.	As necessary during grading and construction activities for each phase of development	As necessary during grading and construction activities for each phase of development	Proof of Monitoring Report(s)		Withhold grading or building permit/ halt construction
Mitigation Measure CR-6: Prior to issuance of any grading permit, the Applicant shall retain a qualified vertebrate paleontologist to develop a paleontological resource impact mitigation program (PRIMP) for excavations into the Upper Cretaceous Ladd Canyon Formation, the Upper Cretaceous Williams and Ladd Formations (undifferentiated), the Early Pleistocene Very Old Alluvial Fan Deposits; the Upper Cretaceous Ladd Formation/Baker Canyon Conglomerate member; and Paleocene Silverado Formation. A qualified vertebrate paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified vertebrate paleontologist shall conduct a pre-construction field assessment to locate fossils at surface exposures. The qualified vertebrate paleontologist shall supervise a paleontological monitor who shall be present at such times as required by the paleontologist during construction excavations into the fossiliferous formations mentioned above. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring shall be determined by the paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered. If resources are located, monitoring hours shall be increased as needed.	City of Corona -Planning Division	At least once prior to Issuance of grading permit for each phase of development	Prior to Issuance of grading permit for each phase of development	Proof of PRIMP		Withhold grading permit
Mitigation Measure CR-7: If a potential fossil is found, the qualified vertebrate paleontologist or paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil, as determined appropriate by the monitor, to assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include avoidance or preservation in place, if feasible. If preservation or avoidance of the resource is not feasible, then the resource shall be removed from its location. Removal activities may consist of the relatively rapid removal of small isolated fossils from an active cut, to hand-quarrying of larger fossils over several hours, to excavations of large fossils or large numbers of smaller fossils from a bone bed over several days. These activities may include the assistance of the grading and excavation contractor's equipment to facilitate removal. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, San Bernardino County Museum, the John D. Cooper Archaeological and Paleontological Curation Center at the California State University, Fullerton, or Western Science Center in Hemet, California. Accompanying notes, maps, and photographs shall also be filed at the repository.	City of Corona -Planning Division -Development Services Division -Public Works Department	As necessary during grading and construction activities for each phase of development	As necessary during grading and construction activities for each phase of development	Proof of Monitoring Report(s) or on-site inspection		Halt Construction
Mitigation Measure CR-8: Prior to the release of the grading bond, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Applicant to the Planning Director or his/her designee for approval. In addition, the report shall be submitted to at least one of the repositories mentioned in Mitigation	City of Corona -Planning Division -Development Services Division	As necessary during grading and construction activities	Prior to release of grading bonds	Proof of Monitoring and Salvage Report(s) or on-site inspection		Withhold release of grading bonds

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Measure CR-7 and other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.		for each phase of development				
GEOLOGY AND SOILS						
Mitigation Measure GEO-1: Site Preparation and Removals. All grading shall be accomplished under the observation and testing of the Project Geotechnical Engineer and Engineering Geologist in accordance with the recommendations contained in the Project Geotechnical Report, contained in Appendix F of this Draft EIR), the current codes practiced by the City of Corona and the Earthwork Specifications contained in Appendix IV of the Project Geotechnical Report. Loose, compressible residual soil, non-engineered onsite fill, colluvium, alluvium, landslide debris, older alluvium and weathered bedrock shall be removed from fill areas prior to placement of fill and shall be removed from shallow cut areas, where exposed at finish grades. Guidelines to determine the depth of removals are presented below; however, the exact extent of the removals must be determined in the field during grading, when observation and evaluation of the greater detail afforded by those exposures can be performed by the Geotechnical engineer and/or Engineering Geologist. The minimum backcut ratio shall be 1:1 (horizontal to vertical). The bottoms of all removal areas shall be observed, mapped and approved by the Engineering Geologist prior to fill placement. It is recommended that the bottoms of removals be surveyed and documented by the Project Civil Engineer. Groundwater, if encountered during grading, shall be evaluated by the Geotechnical Engineer and/or Engineering Geologist. In general, groundwater is not anticipated to adversely affect grading although saturated soils and free water may be encountered along canyons and within alluvium removals. If groundwater is excessive, remedial measures such as horizontal drains or under drains may need to be installed. Further, settlement monuments and plates (see Plate VI of the Geotechnical Report) shall be installed during and after completion of grading to monitor settlement monuments and plates shall be used to determine when the majority of the primary settlement has been completed to allow for the release of affected lots for construction. • Stripping: Vegetation, debris and other deleterious materials are unsuitable as structural fill material and shall be disposed of offsite prior to commencing removals and placement of compacted fills. The thick, natural vegetative growth onsite is significant and will require consideration for removal. An onsite mulching operation may be considered. The mulched materials could then be used in future landscape areas. • Soil and Weathered Bedrock (unmapped): Loose, compressible onsite soils and underlying weathered bedrock shall be removed to expose the underlying competent bedrock materials prior to placement of compacted fill and when exposed in shallow cut area. An average removal depth of 5 feet is anticipated for removal of topsoil and weathered bedrock. In general, onsite soils and weathered bedrock are suitable to be re-used as structural fill when properly moisture-conditioned. • Undocumented Artificial Fill (locally mapped as AFu): Fills associated with "recreational" grading, construction of unpaved access roads, mining operations and existing trench backfill shall be removed prior to fill placement. Generally, these artificial fills range from a depth of 3 to 20 feet. Local areas of undocumented fill associated with previous geotechnical investigations are not plotted on the map. Other fills, including roadway fills and trench backfill, are not mapped due to their localized extent and minor thickness. Removals shall extend below the undocumented fill until competent materials are encountered. • Alluvium/Colluvium (map symbol Qal): All alluvium deposits exposed at existing or cut grades shall be entirely removed prior to fill placement. These deposits range in thickness from approximately 5 feet to 35 feet. Ginter and Associates recommends that all alluvial and colluvial soils below proposed fill areas and in cut areas be removed to expose competent bedrock or terrace deposits. Anticipated average removal depths for alluvium/colluvium areas are expected to vary to an estimated maximum thickness of 35 feet. Groundwater was not encountered during PSE's subsurface investigation within the alluvium onsite. However, access was limited and certain alluvial areas could not be investigated such as within Krooner Canyon. If "saturated" alluvium is encountered that possesses a degree of saturation of 85% of more and is consistent with depth to bedrock, consideration may be given to leaving the saturated alluvium in-place, provided that settlement time-delay consequences are acceptable to the owner. If saturated alluvium is encountered and is going to remain in-place, an additional liquefaction investigation may be required and dynamic settlement recommendations for those areas will likely change. • Older Alluvium (Qoa): All older alluvium shall be removed to expose the underlying competent bedrock. Generally, these deposits range in depth from 10 to about 20 feet.	City of Corona -Development Services Division	Once during plan check; As needed during site grading	Plan check; As needed during grading activities	Review of engineering reports/ plans; On-site inspection		Withhold grading or building permit; Halt grading and construction activities

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
• Landslide Debris (Qls): All landslide debris that could adversely affect the proposed development shall be removed to expose the underlying competent bedrock. Generally, these deposits range in depth from 10 to about 29 feet, but may range up to around 35 feet in depth. • Removals Along Grading Limits: Removals of unsuitable soils shall be required prior to fill placement along the grading limit. A 1:1 projection, from toe of slope or grading limit, outward to competent materials shall be established, when possible. Where removals are not possible due to grading limits, property line or easement restrictions, removals shall be initiated at the grading boundary (property line easement, grading limit or outside the improvement) at a 1:1 ratio inward to competent materials. Where this reduced removal criterion is implemented, special maintenance zones may be necessary. Affected areas shall be established, minimally, as a 1:1 projection from suitable removal bottom to finish ground surface. This condition is mainly expected in the slope areas. Where the projection intersects the face of the slope, the potential for distortion of the slope in response to post-grading settlements exists and provisions for future maintenance of such slopes shall be provided.						
Mitigation Measure GEO-2: Slope Stability and Remediation • **Cut Slopes:** The majority of cut slopes have been designed at a slope ratio of 2:1. The Engineering Geologist shall observe cut slopes and cut slope stabilization backcuts during grading. Modifications to the recommendations presented herein will likely be required based upon conditions exposed by grading. • **Williams Formation (KW):** Cut slopes within the Williams Formation may expose adverse bedding that shall require remediation. The cut slope superjacent to Lots 278 and 279 is anticipated to require replacement with a buttress fill. Probable buttresses are anticipated for the cut slope above Lots 261 through 267 and the cut slope below the WQMP Basin and Lots 247 through 255, as depicted on Figure 1 and Figure 2 (pocket) of the Geotechnical Report. • **Ladd Formation:** Cut slopes within the Ladd Formation may expose adverse bedding that shall require remediation. The majority of the cut slopes should expose bedding dipping into the slope or at an angle steeper than the proposed cut slopes (greater than 60 degrees). Cut slopes within the Ladd Formation that expose bedding dipping into the slope or at an angle steeper than the proposed cut slopes are expected to be grossly stable; however, the final determination shall be made based on exposed conditions during grading. Cut slopes within the Ladd Formation may expose conglomerate resulting in poorly cemented sands, cobbles and boulders at finish grade, producing a rough uneven surface. These cut slopes shall be evaluated in the field by the Project Engineering Geologist or Geotechnical Engineer. Replacement of those slopes with compacted stabilization fills may be required. Future exploration and in-grading observation could reveal more favorable geology in these specific areas shall be 2 feet. Due to grading limit restrictions, removals of unsuitable soils beyond the proposed toe may be limited; therefore, additional slope maintenance shall be expected in the areas where a 1:1 projection into approved materials cannot be achieved. • Alluvium/Colluvium: Cut slopes exposing alluvial/colluvial soils (Qal) shall require replacement with a drained stabilization fill. Typically, such corrective grading would be constructed with a minimum key width corresponding to one-half the full height of the superjacent slope, but not less than 15 feet. Minimum key depths at the toe shall be 2 feet. All stabilization fills shall be provided with a backdrain and outlet system as detailed in Appendix IV of the Geotechnical Report. • Silverado Formation: Cut slopes within the Silverado Formation are expected to be grossly stable; however the final determination shall be made based on exposed conditions during grading. Cut slopes within the Silverado Formation may expose poorly cemented sands, cobbles and boulders at finish grade, which would produce a rough uneven surface. These cut slopes shall be evaluated in the field by the Project Engineering Geologist or Geotechnical Engineer. Replacement of those slopes with compacted stabilization fills may be required. • Fill Slopes: The majority of fill slopes on the project are designed at a maximum slope ratio of 2:1. The highest fill slope is approximately 160 feet in height and located subjacent to Lot 68. Based on the results of the calculations, the 2:1 fill slopes 160 feet and less in height, when properly constructed with onsite materials, are expected to be grossly stable, as designed. Keys shall be constructed at the toe of all fill slopes where unsuitable soil removals do not accomplish a minimum key width of one-half the slope height plus bench widths or twenty (20) feet, whichever is greater. Minimum key depths at the toe shall be 2 feet. Due to grading limit restrictions, removals of unsuitable soils beyond the proposed toe may be limited; therefore, additional slope maintenance shall be expected in the areas where a 1:1 projection into approved materials cannot be achieved.	City of Corona -Development Services Division	Once during plan check; As needed during site grading	Plan check; As needed during grading activities	Review of engineering reports/plans ; On-site inspection		Withhold grading or building permit; Halt grading and construction activities

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Mitigation Measure GEO-3: Subsurface Drainage. Canyon subdrains are proposed as depicted on Figures 1 through 7 of the Geotechnical Report and shall consist of 6-inch and 8-inch diameter pipes and shall be constructed in accordance with the details shown in Appendix IV of the Geotechnical Report. Final determination of drain locations shall be made in the field. Outletting of subdrain systems shall require coordination with the Project Civil Engineer in determining suitable facilities to accept to drain water.	City of Corona -Development Services Division	Once during plan check; As needed during site grading and construction	Plan check; As needed during grading and construction activities	Review of plans; On-site inspection		Withhold grading or building permit; Halt grading and construction activities
Mitigation Measure GEO-4: Overexcavation. Where a transition of cut and fill occurs across a finished lot, it shall be necessary to overexcavate the bedrock portions and replace it with compacted fill. The depth of bedrock overecavation shall be equal to 1/3 the maximum fill depth (after removals) on the fill side of the transition. Anticipated transition lots are shown on figures 1-7 of the geotechnical report. Cut pads shall be overexcavated a minimum of 5 feet to provide a uniform foundation material. Some highly expansive soils of the silverado formation may be encountered at grade in some areas. Consideration shall be given to increasing the overexcavation depth to mitigate for highly expansive soils, if warranted. Difficult excavation with a backhoe can be expected in some street areas. Ginter & associates recommends street overexcavation and replacement with compacted fill to facilitate utility emplacement in these street areas and driveways. Depths of overexcavation shall extend one (1) foot below the deepest utility line.	City of Corona -Development Services Division	Once during plan check; As needed during site grading and construction	Plan check; As needed during grading and construction activities	Review of plans; On-site inspection		Withhold grading or building permit; Halt grading and construction activities
Mitigation Measure GEO-5: Fill Materials. Excavated on-site soils may be used as compacted fill. The fill materials to be used as compacted engineered fill shall be free of organics, debris, deleterious materials, and rocks over 6 inches maximum dimension, and must be approved by the project geotechnical engineer or project geologist prior to use. Import soils, if required, shall be evaluated by the project geotechnical engineer for suitability prior to delivery. Import soils shall be free of trash, debris or other objectionable materials. All import fill shall have engineering characteristics similar to the on-site soils.	City of Corona -Development Services Division	Once during plan check; As needed during site grading and construction	Plan check; As As needed during grading and construction activities	Review of plans; On-site inspection		Withhold grading or building permit; Halt grading and construction activities

<table>
<tr><th>Mitigation Measure No./Implementing Action</th><th>Responsible for Monitoring</th><th>Monitoring Frequency</th><th>Timing of Verification</th><th>Method of Verification</th><th>Verified Date/Initials</th><th>Sanctions for Non-Compliance</th></tr>
<tr><td>Mitigation Measure GEO-6: Fill Placement, Moisture Conditioning, And Compaction. After approval of the over-excavation and prior to placement of any compacted engineered fill materials, the exposed removal bottoms shall be scarified to a minimum depth of six (6) inches.
The area shall then be moisture conditioned approximately 1 to 2 percentage points above the optimum moisture content, and compacted to a minimum of 90 (or 93) percent of the applicable maximum density. The planned development will involve deep fills in the canyon areas and side-hill fill slopes. In order to reduce the amount of fill settlement, the fill shall be compacted to the minimum relative compaction shown below:

<table>
<tr><th>Fill Depth (Feet)</th><th>Minimum Relative Compaction (ASTM: D1557) (%)</th></tr>
<tr><td>0 – 50</td><td>90</td></tr>
<tr><td>Below 50</td><td>93</td></tr>
</table>

Fill slopes shall also be constructed at the minimum relative compactions shown above, with the exception of the outer 3 feet of the slope face which can be placed at 90% relative compaction. Deep fill areas requiring 93% relative compaction are delineated in Plate VI of the Geotechnical Report.
Generation of oversized rock (over 8 inches in maximum dimension) from excavations in the bedrocks is anticipated. Oversize rock shall be placed in single file windrows not exceeding three feet in height and six (6) feet in width with a minimum equipment width (15 feet) separating each windrow or a rock blanket fill not exceeding two (2) to three (3) feet in height. Large erratic rocks shall be buried individually. Granular fill shall be thoroughly flooded in the rock voids and covered with a minimum two feet compacted fill blanket. Successive windrows shall be staggered and none shall be placed within 10 feet of finished grade or closer than 15 feet to compacted fill slope surfaces. Typical rock placement construction detail is provided in Appendix IV of the Geotechnical Report. Placement of rock windrows shall be performed under the observation and recommendations of the Project Geotechnical Engineer.
Fill materials shall be spread in thin lifts, moisture conditioned to about 1 to 2 percentage points over optimum moisture content and compacted to a minimum of 90 (or 93) percent of the laboratory maximum dry density as determined in accordance with ASTM Test Method D-1557. Each lift shall be treated in a like manner until the desired finished grades are achieved.
The grading contractor shall have suitable and sufficient compaction equipment in operation to achieve the required compaction. When necessary, earthmoving equipment may be utilized for compaction or temporarily halted in order to permit adequate compaction of fills.</td><td>City of Corona
-Development Services Div.</td><td>Once during plan check; As needed during site grading and construction</td><td>Plan check; As needed during grading and construction activities</td><td>Review of plans; On-site inspection</td><td></td><td>Withhold grading or building permit; Halt grading and construction activities</td></tr>
<tr><td>Mitigation Measure GEO-7: Slope Construction
1. Care shall be taken during grading to prevent spillage of loose materials over slopes to remain natural. Should loose soil be spilled onto natural slopes by the grading contractor, removal of the loose fill shall be required.
2. Fill shall be properly benched into firm bedrock or compacted fill as directed by the Project Engineering Geologist and/or Geotechnical Engineer during grading. Typical benching shall include 4-foot verticals exposing approved, competent material (see Appendix D – Typical Benching Detail of the Geotechnical Report).
3. In order to minimize surficial slumps on compacted fill slopes, the following grading procedures shall be used:
a) Where possible, fill slopes shall be constructed by overfilling a minimum of three (3) horizontal feet and then trimming back to expose the dense inner core of the slope surface. Compacted fill slopes shall be back-rolled during construction at intervals not exceeding four (4) vertical feet. Care shall be taken to construct the slope in a workmanlike manner so that it is positioned at its designed orientation and slope ratio. Achieving a uniform slope surface by subsequent thin wedge filling must be avoided. Any add-on correction to a fill slope shall be done by overfilling the affected area in horizontal, compacted lifts which must be benched into the existing fill prism. The overfilled slope may then be trimmed to the design gradient.
b) Where fill slopes are planned above natural slopes and cannot be overfilled and trimmed back, the slopes shall be rolled for the entire height of the slope with a sheepsfoot roller and then finished with a grid roller. If the desired compaction is not obtained in this manner, a vibratory sheepsfoot roller may be required. To</td><td>City of Corona
-Development Services Division</td><td>As needed during site grading and construction</td><td>As needed during site grading and construction</td><td>On-site inspection</td><td></td><td>Halt grading and construction activities</td></tr>
</table>

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
be most effective, this equipment shall be anchored and manipulated from a side-boom tractor. In lieu of a grid roller, the slope may be track rolled with a John Deere 450, Caterpillar D-8 dozer or equivalent. To obtain the required compaction and appearance of the slope face, the soil moisture shall be maintained at above optimum from the time of mass filling to the completion of grid rolling. c) The grading contractor shall take proper care to avoid spillage of loose material down the face of the slopes during grading and during drainage terrace and down-drain construction. Fine grading operations for benches and down-drains shall not deposit loose trimmed soils on the finished slope surfaces. Loose soil materials shall require removal. d) Seeding and planting of slopes shall proceed as rapidly as possible to achieve a well-established and deep-rooted vegetal cover requiring minimal watering. The type of vegetation and watering schedule shall be established by a landscape architect familiar with hillside maintenance.						
Mitigation Measure GEO-8: Earthwork Observations And Testing a) The site preparation, over-excavation, and earthwork shall be performed under the observation and testing by a representative of the Project Geotechnical Engineer or Project Geologist. b) The fill shall be tested at the time of placement to verify that the required compaction is achieved. c) The fill compaction shall be determined in the field by the Sand Cone Method (ASTM: D 1556) or Nuclear Gauge Method (ASTM: D 2216), or other test method approved by the Project Geotechnical Engineer. d) During grading, an adequate number of field density tests shall be performed using approved test procedures in order to determine compliance of earthwork to the project requirements. The frequency of field density testing shall be in accordance with the recommendations of the Project Geotechnical Engineer. e) Quality control testing performed to determine the acceptability of the fill compaction shall be based on the laboratory maximum dry density and optimum moisture content determined in accordance with ASTM: D 1557 test procedure. f) Any surface or subsurface obstructions, or questionable materials encountered during grading shall be brought immediately to the attention of the Project Geotechnical Engineer. Deeper excavations may be required, should unsuitable soils be encountered locally, as determined by the Project Geotechnical Engineer and/or Project Geologist.	City of Corona -Development Services Division	As needed during site grading and construction	As needed during grading and construction activities	On-site inspection and review of test results/ reports		Halt grading and/or construction activities
Mitigation Measure GEO-9: **Deep Fill Settlement Monitoring**. In deep fill areas, settlement monuments shall be installed and periodically surveyed by the project civil engineer to evaluate the magnitude and progress of settlements. Ginter & associates proposes positioning settlement monuments at strategic locations in the deeper fill areas as shown on figure vi of the geotechnical report. These shall be monitored on a regular basis until the primary settlement has stabilized before those areas released for construction.	City of Corona -Development Services Division	As needed during site grading and construction	As needed during grading and construction activities	On-site inspection		Halt grading and/or construction activities
Mitigation Measure GEO-10: Foundation Design. The compacted engineered fill at the project site is anticipated to be low to medium soil expansion potential. Presented below are preliminary geotechnical criteria for design of building foundations, based on medium soil expansion potential for the on-site soils: **<u>Option 1 - Conventional Footing:</u>** Allowable Bearing Pressure (1) = 1,500 pounds per square foot (psf) Minimum Footing Depth (2) = 24 inches Minimum Footing Width = Continuous: 12 inches; Isolated: 24 inches Passive Soil Pressure (3) = 250 psf/ft. Friction Coefficient = 0.30 (ultimate) Minimum Footing Reinforcement = Four No. 4 bars, 2 each at top and bottom Garage Door Grade Beam = 18 inches deep, Four No. 4 bars, Two each at top and bottom, tied into foundation elements. (1) The above value may be increased 250 psf for each additional foot exceeding the minimum embedment depth and/or width, subject to a maximum of 2,500 psf. Allowable bearing pressures may be increased by one-third for short term loading due to wind or seismic forces. (2) Footing depth is from lowest adjacent finished soil grade. Footings shall be deepened, as necessary, to provide setback distance from adjacent slope in conformance with CBC criteria.	City of Corona -Development Services Division	Once during plan check; As needed during site grading and construction	Plan check; As needed during grading and construction activities	Review of plans; On-site inspection		Withhold grading or building permit; Halt grading and construction activities

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
(3) Value applies to level soil condition, and is subject to a maximum of 2000 psf. **Option 2 – Post-Tensioned Foundation:** If post-tensioned slab/footing system is selected for the subject project, the design may be based on the geotechnical criteria shown below for medium soil expansion potential. These are based on the guidelines presented in the PTI, Third Edition design manual. Thornthwaite Moisture Index = -20 Equilibrium Suction = 3.6 Edge Lift Moisture Variation Distance, em = 5.1 feet Edge Lift, ym = 1.1 inches Center Lift Moisture Variation Distance, em = 9.0 feet Center Lift, ym = 0.47 inches Minimum Footing Depth (Exterior) = 18 inches below adjacent grade The above foundation criteria are based on medium soil expansion consideration only. Foundation design shall consider anticipated post-construction settlements, as appropriate. Foundation design details such as slab thickness, concrete strength, reinforcements, etc. shall be established by the Project Structural Engineer considering medium soil expansion and settlement potential provided below.						
Mitigation Measure GEO-11: Foundation Settlement. Total static and differential post-construction settlements for footings designed and constructed in accordance with the criteria given below and supporting loads not exceeding the typical loadings for residential construction (column and wall loads on the order of 30 kips and 3 kips/lineal foot, respectively) are not anticipated to exceed the values shown below. The settlement estimates shall be confirmed based on review of the foundation plans. Structures shall be designed for the following post-construction settlements: - Total settlement = 1 inch - Differential settlement = ¾-inch (*) (*) Between similarly loaded column footings and for continuous footings and slabs over a distance of approximately 30 feet. General Remarks: (i) Footing depths shall not be allowed to be affected adversely, such as through erosion softening, digging, landscaping, etc. (ii) Where foundations encroach closer than five (5) feet horizontally from the flow line of drainage swales, the footing shall be deepened sufficiently to maintain the required embedment depth below the adjacent flow line. (iii) Foundation details such as concrete strength, reinforcements, etc. shall be established by the Project Structural Engineer, considering the loading and medium soil expansion potential. The footing and slab reinforcements recommended in the Geotechnical Report are minimum requirements. More restrictive criteria based on structural design considerations or Code requirements shall govern. (iv) Foundation excavations shall be observed and approved by the Project Geotechnical Engineer prior to the placement of reinforcement or concrete. Forming of footing excavations may be required. Excavations shall be free of slough and debris and thoroughly moisture conditioned prior to placing concrete. (v) Excavated material from footing and utility trenches shall not be placed in slab-on-grade areas unless properly compacted and tested.	City of Corona -Development Services Division	Once during plan check; As needed during site grading and construction	Plan check; As needed during grading and construction activities	Review of plans; On-site inspection		Withhold grading or building permit; Halt grading and construction activities
Mitigation Measure GEO-12: Slab-On-Grade. Recommended Minimum Criteria For Slab-On-Grade Are Shown Below: **Concrete Floor Slabs:** Concrete floor slabs shall be 5 inches thick (minimum) and shall be reinforced with No. 3 bars at 18 inches on center, each way at mid height. No. 3 bars at 18 inches on center shall be provided connecting floor slabs to footings. In order to minimize migration of moisture up the concrete slab from soil subgrade and damage to floor coverings, a moisture barrier/water vapor retarder is recommended beneath floor slabs as discussed hereinafter. **Moisture/Water Vapor Retarder for Concrete Slab- on-Grade:** In order to reduce the potential for moisture/water vapor migration up through the slab and possibly affecting floor covering, a moisture/vapor retarder is recommended under	City of Corona -Building Division	Once during plan check; As needed during site grading and construction	Plan check; As needed during grading and construction activities	Review of plans; On-site inspection		Withhold grading or building permit; Halt grading and construction activities

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
concrete floor slab-on-grade. The moisture barrier shall be properly installed, lapped and sealed in accordance with the manufacturer's specifications. Punctures and rips shall be repaired prior to placement of sand. At a minimum, this moisture/water vapor retarder shall consist of 10- millimeter thick polyethylene ("Visqueen"), lapped and sealed, and placed mid-height within a 4-inch coarse sand layer. This moisture/water vapor retarder shall be installed in accordance with manufacturer's specifications. The following recommendations are based on the tentative guidelines by the American Concrete Institute (ACI, April 2001) to reduce the potential moisture/water vapor intrusion in concrete slab-on-grade. Based on Ginter & Associates' review of available literature, it appears that the ACI procedure would be more effective to help reduce potential moisture/water vapor migration up through concrete slab-on-grade. Recommendations based on the ACI guidelines are presented below: • The moisture/water vapor retarder shall consist of high strength polyethylene membrane and shall meet or exceed the ASTM: E-1745-97 Class C material requirements for water vapor permeance, tensile strength and puncture resistance. The vapor retarder shall consist of "Moistop Plus" (Fortifiber Building Products Systems) or "Vapor Block" VB 15 (Americover, Inc.), or approved equal. The vapor retarder shall be underlain by a capillary break comprised of minimum 4 inches thick pea gravel layer. The gravel layer shall be placed and compacted on approved soil sub-grade. • The membrane shall be placed on approved gravel layer and properly lapped and sealed. Membranes intersecting utility pipes, sewer lines, ducts or drains shall be properly wrapped around the penetrations and sealed. All punctures and rips in the membrane shall be repaired prior to placement of concrete, following manufacturer's recommendations. The vapor retarder shall be installed in general accordance with the procedures outlined in ASTM: E-1643, and in conformance with the installation procedures recommended by the manufacturer. • To minimize slab curling, a low slump concrete (low shrinkage mix design) shall be used for the slab construction, as determined by the Project Structural Engineer. The moisture/water vapor protection for concrete slab-on-grade shall be selected based on cost and construction considerations, and considering potential future problems resulting from improper and uncontrolled landscape irrigation practices. Regardless of the moisture/water vapor retarder option selected, it should be emphasized that proper control of irrigation and landscape water adjacent to the structure is of paramount importance.						
Mitigation Measure GEO-13: Driveways. Driveway concrete slabs shall be 5 inches thick (minimum) with no. 3 bars at 18 inches on center, each way at mid-height. The slab may be placed directly on properly prepared sub-grade. No moisture barrier is required under driveway slabs.	City of Corona -Building Division	Once during plan check; As needed during site grading and construction	Plan check; As needed during grading and construction activities	Review of plans; On-site inspection		Withhold grading or building permit; Halt grading and construction activities
Mitigation Measure GEO-14: <u>Exterior Flatwork</u>. Exterior concrete flatwork (e.g. Sidewalks, walkways) shall be 4 inches thick (minimum), with no. 3 bars at 24 inches on center, each way at mid-height and placed on properly prepared sub-grade. Hardscape areas within two feet of the descending slopes shall include a thickened edge deepened to provide a minimum five (5) feet horizontal setback between the bottom outside face of the thickened edge and slope face.	City of Corona -Building Division	Once during plan check; As needed during site grading and construction	Plan check; As needed during grading and construction activities	Review of plans; On-site inspection		Withhold grading or building permit; Halt grading and construction activities
Mitigation Measure GEO-15: Sub-Grade Pre- Saturation. Prior to concrete placement, the soil sub- grade shall be thoroughly wetted to about 12 inches in depth at a moisture condition of about 2 to 3 percentage points above the optimum moisture content.	City of Corona -Building Division	Once during plan check; As needed during site grading and construction	Plan check; As needed during grading and construction activities	Review of plans; On-site inspection		Withhold grading or building permit; Halt grading and construction activities
Mitigation Measure GEO-16: General. Interior floor slabs and exterior concrete flatwork, including driveway, shall be properly designed for the construction and service loading conditions, potential settlements and soil expansion. The structural details, such as slab thickness, concrete strength, reinforcing criteria, joint spacing, etc. Shall be established by the project structural engineer. The recommended minimum reinforcements for concrete slabs provided above are intended for preliminary design only. More restrictive criteria as dictated by structural design or regulatory requirements shall govern.	City of Corona -Building Division	Once during plan check; As needed during site grading and construction	Plan check; As needed during grading and construction activities	Review of plans; On-site inspection		Withhold grading or building permit; Halt grading and construction activities

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<tr><td>Mitigation Measure GEO-17: Retaining Walls
Foundations: Retaining wall foundations may be supported on either compacted engineered fill or competent bedrock. If a bedrock/fill transition is encountered, the bedrock portion shall be over- excavated minimum 2 feet and replaced with approved compacted fill. Alternatively, a cold joint shall be constructed in both the footing and the wall. Footings may be designed in accordance with the foundation design criteria presented in the Geotechnical Report when embedded at least two feet below lowest adjacent grade. Footings located on or at top of slopes shall be deepened, as necessary, to provide minimum lateral setback between footing and slope faces in accordance with CBC requirements.
Lateral Earth Pressures: The earth pressures acting on retaining walls depend primarily on allowable wall movement, type of backfill materials, backfill slopes, wall inclination, surcharges, and any hydrostatic pressure. The following lateral earth pressures are recommended for vertical walls with no hydrostatic pressure and no surcharge loading:
<table>
<tr><th rowspan="2">Wall Condition</th><th rowspan="2">Backfill Type</th><th colspan="2">Lateral Earth Pressure (Equivalent Fluid Pressure) (pcf)</th></tr>
<tr><th>Level</th><th>2:1 (H:V)</th></tr>
<tr><td>Active (Cantilever)</td><td>Sandy Soils</td><td>40</td><td>65</td></tr>
</table>
The surcharge effect of anticipated loads on the wall backfill (i.e. traffic, construction equipment, footings, etc.) shall be included in the wall design. If the wall is free to deflect, 33 percent of the maximum surcharge load located within a distance equal to the height of wall shall be used in the design.
Backfill: Retaining wall backfill shall consist of predominantly granular non-expansive soils. The backfill shall extend within a 45-degree plane from the wall footing. Retaining wall backfill shall be mechanically compacted to minimum 90 percent of the applicable laboratory maximum density and performed under the observation and testing of the Project Geotechnical Engineer. No jetting, ponding, or flooding shall be permitted. No backfill shall be placed against concrete until minimum design strengths are attained.
Backfill Drainage: The wall design shall include waterproofing and weep holes or sub-drains or back- drains, as appropriate, for relieving possible hydrostatic pressures. If on-site soils are utilized for wall backfill, the design shall include a prefabricated drainage blanket (such as Miradrain 2000, or equivalent). At a minimum, sub-drains shall consist of 4-inch diameter, perforated Schedule 40, PVC pipe or equivalent, embedded in approximately 3 cubic feet per lineal foot of ¾-inch (maximum) rock, or approved alternate. This permeable material shall be enveloped in Geofabric consisting of Mirafi 140 or equivalent. The pipe and trench bottom shall be sloped at a gradient of 2+ percent to a suitable discharge outlet. Sub-drains placed behind retaining walls shall be approved by the Project Geotechnical Engineer prior to backfill placement.</td><td>City of Corona
-Building Division
- Development Services Division</td><td>Once during plan check; As needed during site grading and construction</td><td>Plan check; As needed during grading and construction activities</td><td>Review of plans; On-site inspection</td><td></td><td>Withhold grading or building permit; Halt grading and construction activities</td></tr>
<tr><td>Mitigation Measure GEO-18: Soil Corrosion. The previous geotechnical consultants, Pacific Soils Engineering, Inc., performed preliminary testing and indicated that the site soils are corrosive to metals. Therefore, representative finished grade samples shall be tested for corrosion suites (sulfate, chloride, pH and resistivity) upon completion of grading. It may be necessary to retain a corrosion engineer for consultation.</td><td>City of Corona
-Development Services Division</td><td>As needed during site grading and construction</td><td>As needed during grading and construction activities</td><td>Review of test results;</td><td></td><td>Halt grading and construction activities</td></tr>
<tr><td>Mitigation Measure GEO-19: Utility Trench Backfill
Bedding material shall consist of on-site sandy or imported materials exhibiting a San Equivalent (S.E.) value of 30 or greater.
The on-site soils are considered suitable for trench backfill, provided they are free of organic materials and oversize rocks.
Backfill of all exterior and interior trenches shall be placed in thin lifts not exceeding 4 inches and mechanically compacted to achieve a relative compaction of not less than 90% based on ASTM: D1157. Care shall be taken not to damage utility lines.
Utility trenches shall not be located within the influence of footings. This is defined as a zone located below the footing and a line sloping at an inclination of 1:1 (horizontal to vertical) outward from the outside edge of</td><td>City of Corona
-Building Division
-Development Services Division</td><td>Once during plan check; As needed during site grading and construction</td><td>Plan check; As needed during grading and construction activities</td><td>Review of plans; On-site inspection</td><td></td><td>Withhold grading or building permit; Halt grading and construction activities</td></tr>
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<tr><td>footings. If utility lines are located within the zone of footings, the backfill shall be compacted to a minimum 95 percent relative compaction or slurry backfilled (minimum 1-1/2 sack cemented sand mix.
• To reduce potential water migration into building sub- grade through the granular bedding/shading layer and/trench backfill, utility trenches shall be backfilled with the onsite finer grained materials or sand-cement slurry for minimum 3 feet length at their entry points.
• Trenches in fill soils and alluvial deposits greater than 4 feet in depth shall be shored or sloped back as required by the local regulatory agency, the state of California Division of Industrial Safety Construction Safety Orders, and Federal OSHA requirements.</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Mitigation Measure GEO-20: Asphalt Concrete Pavement. Preliminary asphalt concrete pavement sections for the planned streets in the development were developed utilizing the Caltrans method of design and the structural section design guide for California cities and counties. The following recommended pavement sections were computed assuming an “r” value of 30 for site soils compacted as sub-grade material, and assumed traffic indices. The actual “r” value will depend on the soil conditions exposed at the planned street sub-grade elevations. During rough grading, “r” value testing shall be performed on the pavement sub-grade soils to confirm the pavement design basis. Further analysis and evaluation are necessary if the design traffic index and the sub-grade “r” value are different from those used in Ginter & Associates’ analyses.
<table>
<tr><th rowspan="2">Traffic Index</th><th colspan="3">Recommended Minimum Pavement Section</th></tr>
<tr><th>Asphalt Concrete (inches)</th><th>Aggregate Base (inches)</th><th>Total (inches)</th></tr>
<tr><td>5.0</td><td>3.0</td><td>6.0</td><td>9.0</td></tr>
<tr><td>6.0</td><td>4.0</td><td>8.0</td><td>12.0</td></tr>
<tr><td>7.0</td><td>4.0</td><td>10.0</td><td>14.0</td></tr>
<tr><td>8.0</td><td>5.0</td><td>12.0</td><td>16.0</td></tr>
</table>
Aggregate base shall consist of crushed aggregate base (CAB) or crushed miscellaneous base (CMB) and shall comply with the specifications outlined in the “Standard Specifications for Public Works Construction”, (“Green Book”). The base material shall be compacted to minimum 95 percent of the maximum laboratory density, determined in accordance with ASTM: D-1557. The soil sub-grade shall be compacted to minimum 90 percent relative compaction. The subgrade soils shall exhibit a firm and unyielding surface, in addition to the recommended minimum compaction. Final compaction and testing of pavement sub-grade shall be performed just prior to placement of aggregate base.</td><td>City of Corona
-Development Services Division</td><td>Once during plan check; As needed during site grading and construction</td><td>Plan check; As needed during grading and construction activities</td><td>Review of plans; On-site inspection</td><td></td><td>Withhold grading or building permit; Halt grading and construction activities</td></tr>
<tr><td>Mitigation Measure GEO-21: Site Drainage. All roof and surface drainage shall be directed away from structures and their appurtenances and slopes to approved drainage facilities. Ponding of water shall be avoided. For graded soil areas, a minimum gradient of 2 percent away from structures shall be maintained. The drainage patterns designed by the project civil engineer shall be established at the time of fine grading and maintained throughout the life of the structure or, if altered, shall be replaced with a properly designed area drain system. Irrigation activities at the site shall be monitored and controlled to prevent overwatering. Planter areas adjacent to structures shall be avoided. If utilized, such planters shall include measures to contain irrigation water and prevent moisture migration into walls and under foundations and slabs-on-grade.</td><td>City of Corona
-Development Services Division</td><td>Once during plan check; As needed during site grading and construction</td><td>Plan check; As needed during grading and construction activities</td><td>Review of plans; On-site inspection</td><td></td><td>Withhold building permit or Certificate of Occupancy; Halt grading and construction activities</td></tr>
<tr><td>Mitigation Measure GEO-22: Slope Planting, Irrigation And Maintenance. General guidelines for slope planting, irrigation and maintenance are shown below:
a) Slope planting shall consist of appropriate drought resistant vegetation as recommended by the Landscape Architect. Landscaping of slopes shall be completed as soon as possible and properly maintained.
b) The property owner is responsible for proper irrigation and for maintenance and repair of installed irrigation systems. Leaks shall be repaired immediately. Sprinklers shall be adjusted to provide maximum coverage with a minimum of water usage and overlap. Over-watering with consequent excessive runoff and ground saturation shall be avoided.
c) If automatic sprinkler systems are installed, their use shall be adjusted to account for natural rainfall conditions.
d) All interceptor ditches, drainage terraces, down- drains, and any other drainage devices that have been installed shall be maintained and cleaned.</td><td>City of Corona
-Planning Division</td><td>Once during plan check; As needed prior to issuance of Certificate of Occupancy</td><td>Plan check; As needed prior to issuance of Certificate of Occupancy</td><td>Review of plans; On-site inspection</td><td></td><td>Withhold building permit or Certificate of Occupancy; Notify HOA of violation</td></tr>
</table>

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
e) If rodent activity is present, the property owner shall undertake a program for the elimination of burrowing animals. This shall be an ongoing program in order to promote slope stability. f) Water shall not be allowed to flow over the constructed or natural slopes. This may require the construction of berms or ditches along the top of slopes, if such devices are not in place.						
Mitigation Measure GEO-23: Additional Investigation. Additional geologic and geotechnical investigation may be necessary during the 40-scale grading plan review phase to obtain supplemental information relative to the site geologic conditions and engineering properties of on- site materials and to confirm the preliminary recommendations provided herein.	City of Corona -Development Services Division	Once during plan check for each phase of development	Plan check for each phase of development	Review of engineering reports/plans		Withhold grading permit
GREENHOUSE GAS EMISSIONS						
Mitigation Measure GHG-1: **Climate Action Plan Update Compliance**. Prior to issuance of building permits, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix C to the City of Corona 2019 Climate Action Plan (CAP) Update. The conceptual measures anticipated for the Project are listed in Attachment C of the Project's Air Quality and Greenhouse Gas Assessment (AQ/GHG Assessment), which is appended to this EIR Addendum as Technical Appendix C. The conceptual measures may be replaced with other measures as listed in the CAP Screening Tables (Appendix C to the CAP Update), as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix C to the City of Corona CAP Update.	City of Corona - Planning Division	Once prior to issuance of building permits	Plan check	Review of plans; On-site inspection		Withhold grading permit
HYDROLOGY AND WATER QUALITY						
Mitigation Measure HYD-1: For Drainage Management Area C, the final engineering for the drainage of Area C shall include a concrete impact basin energy dissipater and rip-rap pad and shall be designed in accordance with City standards. The outlet velocity shall be at or below the existing condition. The plans shall be submitted to the City for review and approval.	City of Corona -Development Services Division	Once during plan check	Plan check	Review of plans		Withhold grading and/or building permit
LAND USE AND PLANNING						
Project Design Feature LU-1: The project applicant will survey and post the location of the private property boundary line where it abuts NFS lands within the project area.	City of Corona -Planning Division	Prior to occupancy of each phase of development	Prior to issuance of Certificate of Occupancy for each phase of development	Visual inspection of project site boundary adjacent to CNF Forest Lands.		Withhold certificate of occupancy
NOISE						
Mitigation Measure NS-1: Construction and demolition shall be restricted to the hours of 7:00 A.M. to 8:00 P.M. Monday through Saturday, and 10:00 A.M. to 6:00 P.M. on Sundays and Federal holidays.	City of Corona -Planning Division -Building Division	During grading and construction	Note on plans. Prior to issuance of construction permits/ Regular site inspections and upon any received complaints	Review of construction documents/O n-site inspection		Withhold issuance of construction permits/ Issuance of Stop work notice until rectified
Mitigation Measure NS-2: Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-and vibration-sensitive land uses.	City of Corona -Building Division	During grading and construction	Note on plans. Prior to issuance of construction permits/ Regular site inspections and upon any received complaints	Review of construction documents/O n-site inspection		Withhold issuance of construction permits/ Issuance of Stop work notice until rectified
Mitigation Measure NS-3: Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.	City of Corona -Building Division	During grading and construction	Note on plans. Prior to issuance of construction permits/ Regular site inspections and upon any received complaints	Review of construction documents/O n-site inspection		Withhold issuance of construction permits/ Issuance of Stop work notice until rectified
Mitigation Measure NS-4: The use of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized (i.e., use of drills, jackhammers).	City of Corona -Building Division	During grading and construction	Note on plans. Prior to issuance of construction permits/ Regular site inspections and upon any received complaints	Review of construction documents/O n-site inspection		Withhold issuance of construction permits/ Issuance of Stop work notice until rectified
Mitigation Measure NS-5: The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.	City of Corona -Building Division	During grading and construction	Note on plans. Prior to issuance of construction permits/ Regular site inspections and upon any received complaints	Review of construction documents/O n-site inspection		Withhold issuance of construction permits/ Issuance of Stop work notice until rectified

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Mitigation Measure NS-6: Barriers such as, but not limited to, plywood structures of flexible sound control curtains shall be erected between the proposed project and the adjacent existing residences to the northeast and west, to minimize the amount of noise to the maximum extent feasible during construction.	City of Corona -Planning Division -Public Works Div.	Prior to issuance of grading and building permits/ During grading and construction	Note on plans. Prior to issuance of construction permits/ Regular site inspections and upon any received complaints	Review of construction documents/O n-site inspection		Withhold issuance of construction permits/ Issuance of Stop work notice until rectified
Mitigation Measure NS-7: All construction truck traffic shall be restricted to truck routes approved by the City of Corona Public Works Department, which shall avoid residential areas and other sensitive receptors to the extent feasible.	City of Corona -Planning Division -Building Division	Prior to issuance of grading and building permits/ During grading and construction	Prior to issuance of construction permits/ Regular site inspections and upon any received complaints	Review of construction documents/O n-site inspection		Withhold issuance of construction permits/ Issuance of Stop work notice until rectified
Mitigation Measure NS-8: Adjacent land uses within 300 feet of the construction site shall be notified about the estimated duration and hours of construction activities at least 30 days before the start of construction.	City of Corona -Planning Division	Once at least 30 days prior to start of construction activities for each phase of development	At least 30 days prior to start of construction activities for each phase of development	Verify proof of mailing		Withhold grading and/or building permit(s)
Mitigation Measure NS-9: Prior to approval of any grading permits that require blasting activities and a blasting permit, the Project Applicant shall prepare and submit for City review and approval of a Blasting Noise and Vibration Monitoring and Abatement Plan ("Noise and Vibration Abatement Plan"). At a minimum, the required Noise and Vibration Abatement Plan shall include the following: • Specified blasting hours, restricting blasting only to Monday through Friday and only between the hours of 8:00 a.m. and 3:00 p.m. • Conceptual blast designs. Conceptual blast designs shall be based on "scaled distance" criteria (i.e., defined as the distance in feet between a blast drill hole and the structure of concern, divided by the square root of the explosives loading per delay period in pounds-units in feet per pound1/2). The scaled distance chosen for the initial design should be supported by statistical analysis indicating the resulting ground vibration will be less than the criteria set for the Project. The scaled distance used for production blasts may be modified based on the results of the test blast(s) but should be conservative enough to produce vibration and airblast levels within the project specifications. It should be noted that the conceptual blast designs are general and will need to be modified during the project based on actual conditions encountered in the field and the results of site-specific blasting. • Test Blasts. One or more test blasts shall be performed in an area outside of critical distance of residential structures or other improvements of concern; the critical distance shall based on the scaled distance calculations with a 10 percent distance increase. • Controlled Blasting Techniques. Include techniques and procedures to control and monitor flyrock, airblast, and ground vibration: ▪ Flyrock mitigation measures may include: soil cover, leaving alluvial materials in place over materials to be blasted, and/or blast mats. ▪ Crushed rock (i.e., 3/8") should be used for stemming materials ▪ Drill cuttings are not acceptable. ▪ All stemming materials should be tamped in-place. • The Blasting Noise and Vibration Abatement Plan shall include procedures for the submittal of blast reports and record keeping. • The Blasting Noise and Vibration Abatement Plan shall outline safety measures and procedures to notify property owners that blasting will occur. • If specified vibration limits are exceeded, the Noise and Vibration Abatement Plan shall require blasting operations to cease immediately, and a revised blasting plan shall be submitted to the City of Corona. Blasting shall not resume until a revised blasting plan has been reviewed and the Contractor has expressed in writing the conditions that will be applied to further blasting work. • Pre-Blast Survey Requirements. The following measures shall be specified in the Noise and Vibration Abatement Plan:	City of Corona -Fire Department	Prior to and during any blasting-related events	Prior to issuance of grading permits requiring blasting activities and a blasting permit, and during blasting activities	Review of construction documents/O n-site inspection		Withhold grading and/or building permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
▪ Prior to the commencement of any blasting, a pre-blast survey of the conditions of all existing property and aboveground utilities located within 1500 feet of any potential blasting areas shall be conducted or as specified by the City of Corona, whichever is a lesser distance. ▪ Prior to the commencement of any blasting, notification of neighbors withing 1,500 feet of the blasting area shall be made via first class mail or hand delivery of written notice. ▪ The pre-blast survey shall be conducted by a third-party company with a minimum of five years of experience performing pre-blast and similar type surveys. ▪ The pre-blast survey shall include a photographic record of all visible and accessible structures, facilities, utilities, or other improvements. If property owners refuse surveys, provide copies of certified mail letters documenting attempts to provide the survey. ▪ The required surveys shall include a description of the interior and exterior condition of the various structures examined. Descriptions shall include the locations of any cracks, damage, or other existing defects and shall include information needed to identify and describe the defect, if any, and to evaluate the construction operations on the defect. Survey records shall include photos of all cracks and other damaged, weathered, or otherwise deteriorated structural conditions. If necessary, macro lenses and flash illumination shall be used to ensure defects are shown clearly in the photographs. Photos shall contain an accurate date stamp. No blasting shall occur prior to the completion of surveys of surrounding residential properties. ▪ Surveys shall be repeated at facilities or properties where damage concerns have been expressed by individual residents, property owners, or other concerned parties. Details of any observed changes to surveyed structures and documenting photos shall be reported and submitted. Project grading and blasting contractors shall be required to ensure compliance with the Blasting Noise and Vibration Abatement Plan requirements and shall permit periodic inspection of the construction site by City of Corona staff or its designee to confirm compliance. The requirements of the Blasting Noise and Vibration Abatement Plan shall also be specified in bid documents issued to prospective construction contractors. The City of Corona shall review all monitoring reports to ensure compliance with the Blasting Noise and Vibration Abatement Plan and shall have the authority to stop all blasting activities on site if it is determined that blasting activities are not being conducted in conformance with the Blasting Noise and Vibration Abatement Plan. Additionally, project grading and blasting contractors shall be required to ensure compliance with the Corona Fire Department publication, "Explosives, Blasting and Pyrotechnics Permit Guidelines per 2022 CFC," dated December 5, 2023, and included as Technical Appendix L of Addendum No. 1 to the Skyline Heights Project Environmental Impact Report.						
PUBLIC SERVICES						
Mitigation Measure PS-1: Prior to issuance of building permits, the project Applicant shall obtain CFD review and approval of the site plan, fuel modification plan, and project design features including, but not limited to roadway design to meet or exceed minimum fire and emergency access requirements including ingress/egress; driveway and fire lane width; turning radii inside and outside; grades/elevations; adequate on- site space to park CFD apparatus; fire hydrant sizing, spacing and locations; fire protection systems including automatic fire sprinkler systems and fire alarms installed in each residence; availability of adequate firefighting water flow; and approved building materials.	City of Corona -Fire Department -Building Division	Once at plan check and prior to issuance of building permits for each phase of development	Plan check and prior to issuance of building permits for each phase of development	Review project plans and conduct site inspections		Withhold building permit(s)
Mitigation Measure PS-2: Prior to the issuance of building permits, the project Applicant shall pay the required service and development fees pursuant to the "Fire Facilities Fund" as amended in Chapter 3.36 of the CMC to the City of Corona for the public improvements and facilities associated with the CFD.	City of Corona -Fire Department -Building Division	Once prior to issuance of building permits for each phase of development	Prior to issuance of building permits for each phase of development	Confirm fee payment		Withhold building permit(s)
Mitigation Measure PS-3: Prior to the issuance of building permits, the project Applicant shall reserve a portion of the project site for a future radio facility site, the specific size and location of which is subject to review and approval of CPD.	City of Corona -Planning Division -Fire Department	Once prior to issuance of building permits for each phase of development	Prior to issuance of building permits for each phase of development	Review of plans to confirm radio site provided, and acceptance/ verification testing in the field		Withhold building permit(s)
Mitigation Measure PS-4: Prior to the issuance of building permits, the project Applicant shall pay the required service and development fees to the City of Corona for the public improvements and facilities associated with the CPD.	City of Corona -Building Division -Public Works Dept.	Once prior to issuance of building permits for each phase of development	Prior to issuance of building permits for each phase of development	Confirm fee payment		Withhold building permit(s)
Mitigation Measure PS-5: Prior to the issuance of building permits, the project Applicant shall comply with the City of Corona Municipal Code (Chapter 16.35, Park Dedication and In Lieu Fees). The City's subdivision map review authority	City of Corona -Building Division	Once prior to issuance of building permits for	Prior to issuance of building permits for each phase of development	Confirm fee payment or land dedication		Withhold building permit(s)

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
shall determine whether land dedication, an in lieu fee, or a combination of the two shall be required in conjunction with its approval of a subdivision map.	-Public Works Dept.	each phase of development				
Mitigation Measure PS-6: Pursuant to Section 65995 of the California Government Code, the project Applicant shall pay the required SB 50 mitigation fees to the CNUSD.	City of Corona -Building Division	Once prior to issuance of building permits for each phase of development	Prior to issuance of building permits for each phase of development	Confirm fee payment		Withhold building permit(s)
Mitigation Measure PS-7: Prior to the issuance of a building permit for the construction of the proposed project, the project Applicant shall pay the required service and development fees pursuant to the Section 16.23.080 of the CMC and in the City's Library Facility and Collection section of the Master Facility Plan to the City of Corona for the public improvements and facilities associated with the CPL.	City of Corona -Building Division -Public Works Dept.	Once prior to issuance of building permits for each phase of development	Prior to issuance of building permits for each phase of development	Confirm fee payment		Withhold building permit(s)
TRANSPORTATION						
Mitigation Measure TR-1: Intersection 3 – Paseo Grande at Ontario Avenue: If the project is developed prior to the construction of the Foothill Parkway Extension then prior to issuance of any building permit for the project, the Applicant shall install a traffic signal and design for two-phase operation.	City of Corona -Public Works	Once prior to issuance of building permits for each phase of development	Prior to issuance of building permits for each phase of development	Review project plans; on-site inspection		Withhold building permit(s)
Mitigation Measure TR-2: Intersection 4 - Border Avenue at Ontario Avenue: Prior to issuance of any building permit for the project, a traffic signal designed for two-phase operation shall be installed. Intersection improvements shall include: 1) restriping of the eastbound shared left-through lane and the exclusive right-turn lane on Ontario Avenue to an exclusive left- turn lane and a shared through-right turn lane and 2) restriping of the westbound shared left-through lane and the exclusive right-turn lane on Ontario Avenue to an exclusive left-turn lane and a shared through-right turn lane.	City of Corona -Public Works Dept.	Once prior to issuance of building permits for each phase of development	Prior to issuance of building permits for each phase of development	Review project plans; on-site inspection		Withhold building permit(s)
Mitigation Measure TR-3: Intersection 10 - Elysia Street at Foothill Parkway: Prior to issuance of any building permit for the project, the Applicant shall install a traffic signal and design for five-phase operation to the satisfaction of the City.	City of Corona -Public Works Dept.	Once prior to issuance of building permits for each phase of development	Prior to issuance of building permits for each phase of development	Review project plans; on-site inspection		Withhold building permit(s)
Mitigation Measure TR-4: Intersection 11 - Trudy Way at Foothill Parkway: Prior to issuance of any building permit for the project, the Applicant shall install a traffic signal and design for three-phase operation to the satisfaction of the City.	City of Corona -Public Works Dept.	Once prior to issuance of building permits for each phase of development	Prior to issuance of building permits for each phase of development	Review project plans; on-site inspection		Withhold building permit(s)
Mitigation Measure TR-5: Roadway Segment 2 – Paseo Grande between Ontario Avenue and Green River Road: If the project is developed prior to the construction of the Foothill Parkway Extension then the Applicant shall improve this roadway segment to a 4-Lane Secondary Roadway to the satisfaction of the City prior to issuance of any building permit for the project.	City of Corona -Public Works Dept.	Once prior to issuance of building permits for each phase of development	Prior to issuance of building permits for each phase of development	Review project plans; on-site inspection		Withhold building permit(s)
UTILITIES AND SERVICE SYSTEMS						
Mitigation Measure UTIL-1: Prior to issuance of the first certificate of occupancy, the project Applicant shall pay the required Corona Utilities Department water connection fees as set forth in Section 13.04.040 and Section 13.14.050 of the CMC.	City of Corona -Utilities Department -Building Division	Once prior to issuance of Certificate of Occupancy for each phase of development	Prior to the issuance of building permits	Verify fee payment		Withhold Certificate of Occupancy
Mitigation Measure UTIL-2: Prior to the issuance of the first certificate of occupancy, the project Applicant shall pay the required Corona Utilities Department sewer connection fees as set forth in Section 13.08.600 of the CMC.	City of Corona -Utilities Department -Building Division	Once prior to issuance of Certificate of Occupancy for each phase of development	Prior to the issuance of building permits	Verify fee payment		Withhold Certificate of Occupancy
Mitigation Measure UTIL-3: Prior to the issuance of any demolition or construction permit, the project Applicant shall provide a copy of the receipt or contract indicating that the construction contractor shall only contract for waste disposal services with the City's exclusive franchise contract hauler, Waste Management of the Inland Empire. The contract specifying recycled waste service shall be presented to the Utilities Department prior to approval of the first certificate of occupancy for the project.	City of Corona -Utilities Department	Prior to the issuance of any demolition or construction permit	Prior to the issuance of any demolition or construction permit.	Copy of receipt or contract provided by applicant to Municipal Operations Division		Withhold demolition or construction permit
Mitigation Measure UTIL-4: In order to facilitate on- site separation and recycling of construction related wastes, the construction contractor shall provide temporary waste separation bins on-site during demolition and construction activities.	City of Corona -Public Works Dept.	Prior to issuance of grading and building permits/ During grading and construction	Prior to issuance of construction permits/ Regular site inspections and upon any received complaints	Review of construction documents/O n-site inspection		Withhold issuance of construction permits/ Issuance of Stop work notice until rectified
Mitigation Measure UTIL-5: Waste Diversion. The project Applicant shall demonstrate a plan to ensure adherence to the City of Corona Waste Diversion Program, which diverts 75 percent of all waste away from landfills. The City shall ensure that the project proponent implements the waste diversion plan objectives. These requirements shall be specified in the	City of Corona -Planning Division	Once prior to issuance of Certificate of	Prior to issuance of Certificate of Occupancy for each phase	Review of CC&Rs/On- site inspection		Withhold issuance of Certificate of

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
final architectural plans to be approved by the City of Corona Planning and Building Divisions prior to issuance of building permits.	-Building Division	Occupancy for each phase of development ; As needed during operation	of development; As needed during operation			Occupancy/ Notify HOA of non- compliance