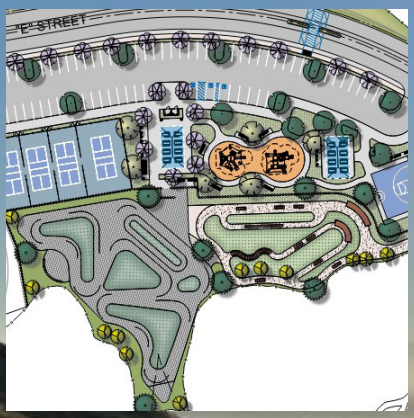
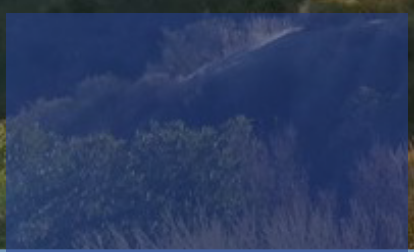
Skyline HEIGHTS

SPECIFIC PLAN









AUGUST 2026 · ORDINANCE NO. 3429

This page intentionally left blank

CITY COUNCIL APPROVED **August 5, 2026**

FILE NO. **SP2025-0001**

ORDINANCE NO. **3429**

This page intentionally left blank

SUBMITTED TO:

CITY OF CORONA
400 SOUTH VICENTIA AVENUE
CORONA, CALIFORNIA 92882

SUBMITTED BY :

RICHLAND COMMUNITIES
3161 MICHELSON DRIVE
SUITE 425
IRVINE, CALIFORNIA 92612

This page intentionally left blank

CONSULTANT TEAM:

T&B PLANNING, INC
3200 EL CAMINO REAL
SUITE 100
IRVINE, CALIFORNIA 92602

BMLA LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET
CORONA, CALIFORNIA 92879

KWC ENGINEERS
1880 COMPTON AVENUE
SUITE 100
CORONA, CALIFORNIA 92881

This page intentionally left blank

TABLE OF CONTENTS

SECTION 1 - INTRODUCTION 1-1

1.1 PROJECT LOCATION 1-1
1.2 PROJECT OVERVIEW 1-1
1.3 AUTHORITY AND SCOPE 1-4
1.4 PURPOSE OF THE SPECIFIC PLAN 1-4
1.5 RELATIONSHIP OF THE SPECIFIC PLAN TO THE GENERAL PLAN 1-5
1.6 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE 1-5
1.7 SEVERABILITY 1-5
1.8 EFFECT ON CONFLICTING CONDITIONS 1-5

SECTION 2 - EXISTING CONDITIONS 2-1

2.1 PROJECT HISTORY 2-1
2.2 SURROUNDING LAND USES 2-1
2.3 TOPOGRAPHY 2-3
2.4 SOILS/GEOLOGY 2-3
2.5 HYDROLOGY AND DRAINAGE 2-3
2.6 VIEWS AND AESTHETICS 2-4
2.6.1 Views Off-site 2-4
2.6.2 Views onto the Site 2-4
2.7 BIOLOGY 2-4

SECTION 3 - DEVELOPMENT PLAN 3-1

3.1 SPECIFIC PLAN GOALS 3-1
3.2 LAND USE CONCEPT 3-2
3.2.1 Residential Land Uses 3-2
3.2.2 Open Space and Recreation Uses 3-3
3.3 CONCEPTUAL CIRCULATION PLAN 3-10
3.3.1 Roadways 3-10
3.3.2 Trails and Bikeways 3-22

3.4 PUBLIC FACILITIES 3-26
3.4.1 Domestic Water Facilities 3-26
3.4.2 Reclaimed Water Facilities 3-30
3.4.3 Conceptual Wastewater Master Plan 3-32
3.4.4 Conceptual Drainage Master Plan 3-34
3.4.5 Fire and Police Protection 3-36
3.4.6 Public Facilities Requirements 3-36
3.4.7 Public Schools 3-36
3.4.8 Public Utilities 3-36
3.5 GRADING CONCEPT 3-36
3.5.1 Grading Guidelines 3-37
3.6 PHASING 3-38
3.7 OFF-SITE IMPROVEMENTS 3-39
3.7.1 Drainage Improvements 3-39
3.7.2 Additional Improvements 3-39

SECTION 4 - DEVELOPMENT REGULATIONS 4-1

4.1 INTRODUCTION 4-1
4.2 DEFINITION OF TERMS 4-1
4.3 GENERAL STANDARDS 4-1
4.4 RESIDENTIAL PLANNING AREAS 4-2
4.4.1 Permitted Uses 4-2
4.4.2 Accessory Uses Permitted 4-2
4.4.3 Conditional Uses 4-2
4.5 RESIDENTIAL DEVELOPMENT STANDARDS 4-3
4.6 SIGNS 4-3
4.6.1 Walls, Fences and Landscaping 4-3
4.7 NATURAL OPEN SPACE AND PUBLIC PARKS 4-10
4.7.1 Permitted Uses for Open Space: Natural and Manufactured Landscaped Slopes 4-10
4.7.2 Permitted Uses for Private Park Areas 4-10
4.7.3 Prohibited Uses 4-11
4.7.4 Open Space Development Standards 4-11

SECTION 5 - COMMUNITY DESIGN GUIDELINES 5-1

5.1 PURPOSE AND INTENT 5-1

5.2 ARCHITECTURAL DESIGN GUIDELINES 5-2

5.2.1 General Guidelines 5-2

5.2.2 Site Criteria 5-3

5.2.3 Building Forms 5-5

5.2.4 Exterior Materials and Finishes 5-6

5.2.5 Garages 5-7

5.2.6 Doors and Windows 5-7

5.2.7 Exterior Details 5-8

5.2.8 Exterior Architectural Lighting 5-8

5.2.9 Architectural Styles 5-9

1. Spanish Transitional 5-10
2. Transitional Craftsman 5-12
3. Tuscan Farmhouse 5-14
4. Italian Revival 5-16
5. European Cottage 5-18
6. Modern American Farmhouse 5-20
7. Midwest Traditional 5-22

5.3 LANDSCAPE MASTER PLAN 5-24

5.3.1 Streetscapes 5-30

5.3.2 Landscape Medians 5-44

5.3.3 Public Parks 5-44

5.3.4 Private Neighborhood Parks 5-49

5.3.5 Manufactured Slopes 5-51

5.3.6 Neighborhood Landscape Design Guidelines 5-51

5.3.7 Irrigation System Standards 5-51

5.3.8 Perimeter Walls and Fences 5-52

5.4 FUEL MODIFICATION 5-58

SECTION 6 - IMPLEMENTATION AND ADMINISTRATIVE PROCEDURES 6-1

6.1 INTRODUCTION 6-1

6.1.1. Applicability 6-1

6.2 INFRASTRUCTURE FINANCING 6-1

6.2.1 Developer Funding 6-1

6.2.2 Special Assessment Districts 6-1

6.2.3 Community Facilities Districts (CFD) 6-2

6.2.4 Impact Fees and Extractions 6-2

6.2.5 Other Funding Sources 6-2

6.3 MAINTENANCE AND OPERATIONS 6-2

6.3.1 Private Maintenance 6-2

6.3.2 Homeowners Association (HOA) 6-3

6.3.3 Local Agency Maintenance 6-3

6.4 DEVELOPMENT APPLICATIONS 6-4

6.5 PRECISE PLANS 6-5

6.5.1 Processing 6-5

6.5.2 Eligibility 6-6

6.5.3 Required Action 6-6

6.5.4 Conditions of Approval 6-6

6.5.5 Tentative Tract Map(s) 6-6

6.6 SUBDIVISIONS 6-7

6.6.1 General Application 6-7

6.6.2 Design Standards 6-7

6.7 GENERAL ADMINISTRATION/PLANNING COMMISSION HEARINGS 6-7

6.7.1 Effective Date 6-7

6.7.2 Extensions 6-8

6.7.3 Performance Standards 6-8

6.7.4 Administration and Enforcement 6-8

6.7.5 Variances 6-8

6.7.6 Building Permit Submittals 6-8

6.7.7 Landscape Plans 6-8

6.8 SPECIFIC PLAN INTERPRETATIONS 6-8

6.9 ADMINISTRATIVE ACTIONS AND MINOR MODIFICATIONS 6-9

6.10 SPECIFIC PLAN AMENDMENTS 6-10

SECTION 7 - GENERAL PLAN CONSISTENCY ANALYSIS 7-1

7.1	RELATIONSHIP TO THE GENERAL PLAN	7-1
7.2	LAND USE GOALS	7-1
7.3	COMMUNITY DESIGN	7-2
7.4	HOUSING	7-3
7.5	HISTORIC RESOURCES	7-3
7.6	ECONOMIC DEVELOPMENT	7-3
7.7	CIRCULATION	7-4
7.8	INFRASTRUCTURE AND UTILITIES	7-4
7.9	PARKS, SCHOOL, AND LIBRARIES	7-5
7.10	POLICE AND FIRE SERVICES	7-6
7.11	HEALTHY COMMUNITIES	7-7

LIST OF EXHIBITS

EXHIBIT 1-1 REGIONAL LOCATION 1-2
EXHIBIT 1-2 VICINITY MAP 1-3
EXHIBIT 2-1 EXISTING GENERAL PLAN AND ZONING 2-2
EXHIBIT 3-1 LAND USE PLAN 3-5
EXHIBIT 3-2 PARKS AND OPEN SPACE 3-6
EXHIBIT 3-3 PUBLIC PARK PLAN 3-7
EXHIBIT 3-4 PRIVATE PARK PLAN 3-9
EXHIBIT 3-5 CONCEPTUAL CIRCULATION PLAN 3-12
EXHIBIT 3-6A 88' ROAD SECTION - MODIFIED SECONDARY ARTERIAL 3-13
EXHIBIT 3-6B 68' ROAD SECTION - COLLECTOR 3-14
EXHIBIT 3-6C 64' ROAD SECTION - LOCAL STREET 3-15
EXHIBIT 3-6D 64' ROAD SECTION - MODIFIED LOCAL STREET 3-16
EXHIBIT 3-6E 56' ROAD SECTION - CUL-DE-SAC STREET PRIVATE STREET WITHIN PA 1 3-17
EXHIBIT 3-6F 52' ROAD SECTION - MODIFIED LOCAL STREET WITH PROTECTED BIKE LANE 3-18
EXHIBIT 3-6G PRIVATE DRIVE IN PA 1 AND PA 3 3-19
EXHIBIT 3-6H TYPICAL PRIVATE DRIVE (WITHIN SFD CLUSTER DISTRICT) 3-20
EXHIBIT 3-7 CONCEPTUAL TRAIL PLAN 3-23
EXHIBIT 3-8 CONCEPTUAL TRAIL IMPROVEMENTS 3-24
EXHIBIT 3-9 TRAIL HEADS AND SIGNAGE DETAILS 3-25
EXHIBIT 3-10 CONCEPTUAL DOMESTIC WATER PLAN 3-29
EXHIBIT 3-11 CONCEPTUAL RECLAIMED WATER PLAN 3-31
EXHIBIT 3-12 CONCEPTUAL WASTEWATER PLAN 3-33
EXHIBIT 3-13 CONCEPTUAL STORM DRAIN PLAN 3-35
EXHIBIT 3-14 CONSTRUCTION PHASING 3-40
EXHIBIT 4-1 TYPICAL SFD CLUSTER 4-5
EXHIBIT 4-2 TYPICAL SFD CONVENTIONAL 4-7
EXHIBIT 4-3 TYPICAL SFD CLUSTER 4-9
EXHIBIT 5-3.1 LANDSCAPE MASTER PLAN 5-25
EXHIBIT 5-3.2 COMMUNITY ENTRY MONUMENT WALLS 5-27
EXHIBIT 5-3.3 PRIMARY COMMUNITY ENTRY 5-28
EXHIBIT 5-3.4 PRIMARY COMMUNITY ENTRY - CROSS SECTION 5-29
EXHIBIT 5-3.5 STREET TREE PLAN 5-31
EXHIBIT 5-3.6 LANDSCAPED STREET SECTIONS 5-37

EXHIBIT 5-3.7 88’ ROAD SECTION - MODIFIED SECONDARY ARTERIAL 5-38
EXHIBIT 5-3.8 68’ ROAD SECTION- COLLECTOR WITH PROTECTED BIKE LANE 5-39
EXHIBIT 5-3.9 64’ ROAD SECTION - LOCAL STREET 5-40
EXHIBIT 5-3.10 64’ ROAD SECTION - MODIFIED LOCAL STREET 5-41
EXHIBIT 5-3.11 56’ ROAD SECTION - CUL-DE-SAC STREET 5-42
EXHIBIT 5-3.12 52’ ROAD SECTION- MODIFIED LOCAL STREET WITH PROTECTED BIKE LANE 5-43
EXHIBIT 5-3.13 PUBLIC KITE PARK 5-45
EXHIBIT 5-3.14 COMMUNITY PARK 5-46
EXHIBIT 5-3.15 BIKE CROSSING WITH PROTECTED BIKE LANE 5-48
EXHIBIT 5-3.16 NEIGHBORHOOD PARK 5-49
EXHIBIT 5-3.17 PRIVATE POCKET PARKS 5-50
EXHIBIT 5-3.18 CONCEPTUAL WALL AND FENCE PLAN 5-53
EXHIBIT 5-3.19 CONCEPTUAL WALL AND FENCE DETAILS 5-54
EXHIBIT 5-3.20 TYPICAL SFD CLUSTER WALL AND FENCE DESIGN 5-57
EXHIBIT 5-3.21 FUEL MODIFICATION ZONE 5-59

TABLES

TABLE 3-1 LAND USE SUMMARY 3-4
TABLE 4-1 PA 1 - SFD CLUSTER HOMES 4-4
TABLE 4-2 PA 2 - SFD CONVENTIONAL HOMES 4-6
TABLE 4-3 PA 3 - SFD CLUSTER HOMES 4-8
TABLE 5-3 COMMUNITY PLANT LIST 5-32
TABLE 6-1 MAINTENANCE ENTITIES 6-4
TABLE 6-2 IMPLEMENTATION PROCESS 6-5

This page intentionally left blank

SECTION 1 - INTRODUCTION

The Skyline Heights Specific Plan No. 2025-0001 creates a 249.39-acre master-planned community that establishes a total of 276 homes on 65.41 acres, park space spanning over nine (9) acres in size, while also preserving approximately 127.9 acres of undisturbed open space. Skyline Heights is designed to provide a variety of housing opportunities in three (3) distinct neighborhoods, while also providing active and passive recreational space for residents of Skyline Heights and surrounding communities. The overall design and layout of the Skyline Heights Specific Plan creates a strong sense of place and integrates the hillside character of the project site with the established surrounding communities as well as the greater Corona area.

The Skyline Heights Specific Plan provides 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.

1.1 PROJECT LOCATION

Skyline Heights is located in the City of Corona, south of the 91 Freeway, between Highway 241 and Interstate 15. See ***Exhibit 1-1, Regional Location***. Access to the Skyline Heights community is provided via Foothill Parkway. The Skyline Heights Specific Plan area is located west of Foothill Parkway and north of Skyline Drive, in southwest Corona. See ***Exhibit 1-2, Vicinity Map***.

The Skyline Heights Specific Plan is comprised of the following 10 Assessor Parcel Numbers: 275-030-010; 275-040-006, -011, -012, -023, -024; 275-050-020, -021; 275-070-003; and 275-080-010.

1.2 PROJECT OVERVIEW

The Skyline Heights Specific Plan establishes three (3) single-family residential neighborhoods nestled within the lower hillside ridgelines. Approximately 121.9 acres (48.9%) of the project site will remain open space and provide residents with a natural hillside backdrop, which reinforces the hillside character of the community. Foothill Parkway and natural open space provides a buffer from existing residents to the northeast and southeast.

With approximately 11.42 acres of park space provided, Skyline Heights offers recreational amenities that include active and passive use activities. The southern portion of the park is designed to include an open field park and one (1) dog park. The central portion of the park area features a pump track, bike track, tot lots, as well as basketball and pickleball courts. The northern portion features a kite park and meandering park space that includes walking trails. The developed areas of the park space features a cohesive landscape concept that enhances the Skyline Heights Specific Plan's architectural theme and is harmonious with the hillside development character of the established surrounding communities.

A comprehensive vehicular circulation system is provided to facilitate access within the community. Primary access into the Skyline Heights community is provided from Foothill Parkway at two locations currently identified as "B" and "P" Streets. A third access is provided via "M" Street which connects to Trudy Way, an existing local street located in the southeast segment of the project site that ultimately connects with Foothill Parkway.

Access to Foothill Road for the adjacent residents will be provided through PA 1 via a 28' wide private drive located at the end of "P" Street.

An Emergency Vehicle Access Road (EVA) is provided at the end of "P" Street from Mabey Canyon Drive for emergency vehicle access and emergency ingress/egress.

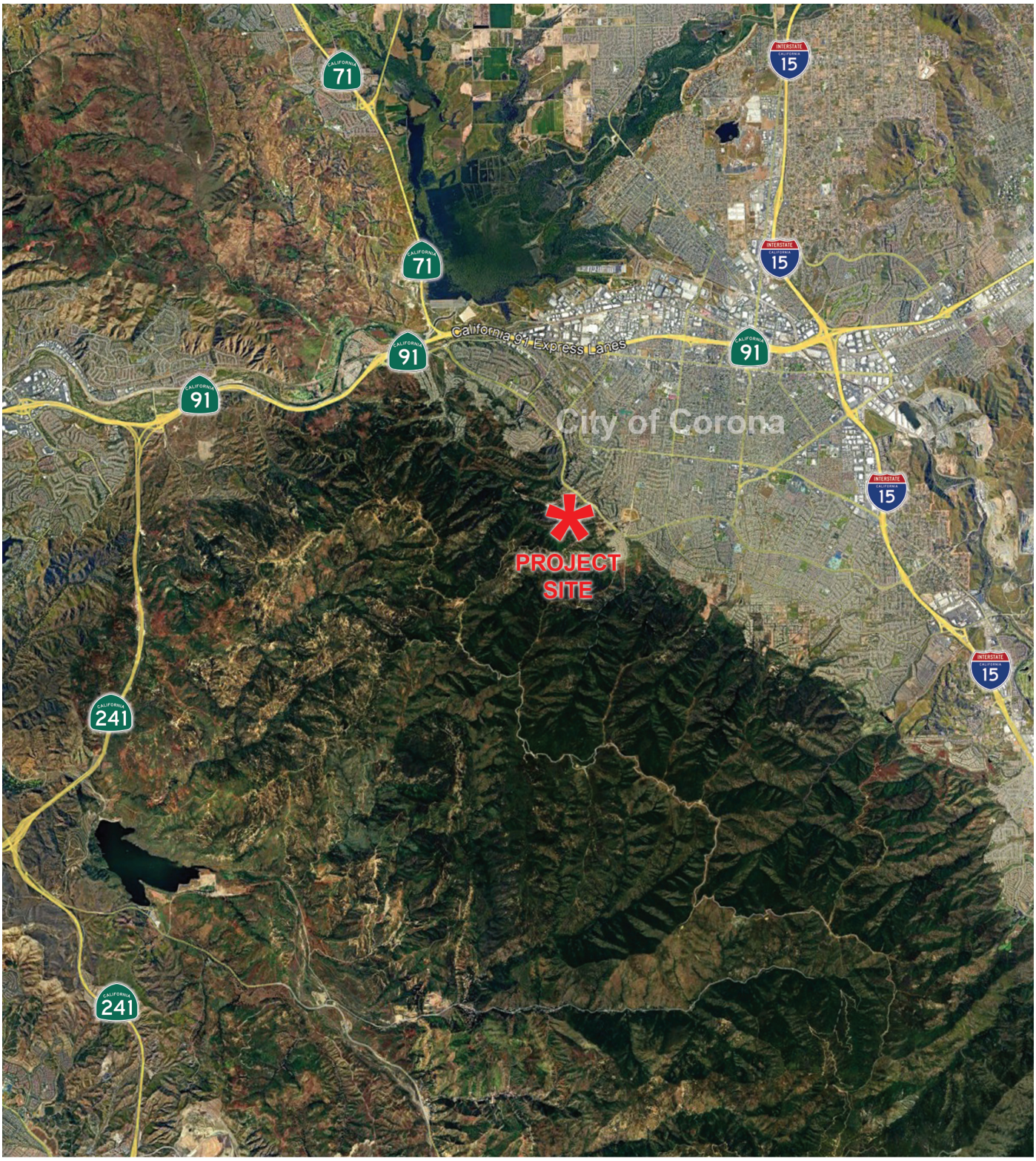


EXHIBIT 1-1 REGIONAL LOCATION



EXHIBIT 1-2 VICINITY MAP

1.3 AUTHORITY AND SCOPE

California Government Code §65450 through §65454 establish the authority to adopt Specific Plans, identify the required content of a Specific Plan, and mandate consistency with the applicable General Plan. References to the location of this information within the Skyline Heights Specific Plan are shown in bold. According to § 65450, a Specific Plan is required to include text and a diagram or diagrams which specify all of the following details:

1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan. ***(Section 3)***

2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan. ***(Section 3)***

3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable. ***(Section 4)***

4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the items listed above. ***(Section 6)***

5) A statement of the Specific Plan's relationship to the General Plan. ***(Section 7)***

California state law also provides for the inclusion of any other subject that, in the judgement of the local planning agency, is deemed necessary or desirable to implement the General Plan, such as architectural or landscape design guidelines.

The Skyline Heights Specific Plan No. 2025-0001 includes all of the required elements listed above, as well as architectural and landscape guidelines. This Specific Plan also provides an essential link to the applicable policies of the City of Corona General Plan. All implementing development plans are required to substantially conform to the standards and guidelines set forth in this document, as well as all other applicable City regulations. The regulations of the Corona Municipal Code shall apply where the Specific Plan remains silent (Municipal Code Section 17.53.010).

1.4 PURPOSE OF THE SPECIFIC PLAN

Authorized by the California Government Code § 65450 et seq., a Specific Plan is a planning tool that is used for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. As such, this Specific Plan document provides the City of Corona a mechanism to ensure the efficient and orderly development of the Skyline Heights area that is consistent with the City's General Plan.

All future implementing actions (development plans, tract maps, plot plans, conditional use permits, site plans, and other entitlements) for property located within the boundaries of this Specific Plan are required to be consistent with the standards set forth in this document and with all other applicable City of Corona regulations, as discussed in Section 6, Implementation and Administration. This Specific Plan provides text and exhibits that describe the various land uses, amenities, and infrastructure improvements envisioned to occur in the Specific Plan area.

1.5 RELATIONSHIP OF THE SPECIFIC PLAN TO THE GENERAL PLAN

Pursuant to California Government Code Section 65454, a Specific Plan shall be consistent with the local jurisdiction's General Plan. The Skyline Heights Specific Plan provides regulations, guidelines and standards that are consistent with and implement the goals and policies of the City of Corona General Plan. Consistency with the City's General Plan is demonstrated in ***Section 7***. Skyline Heights components, which are found to be consistent with the Specific Plan, shall be deemed consistent with the General Plan.

1.6 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to the California Environmental Quality Act (CEQA), a Project Environmental Impact Report (EIR) was prepared and certified in 2017 for the implementation of the Skyline Heights Project. The EIR (SCH No. 2014021003) identifies potential environmental effects of Skyline Heights Project's implementation and sets forth mitigation measures to reduce those impacts as feasible. The evaluation of environmental impacts under CEQA for the Skyline Heights Specific Plan area is contained in the project's Addendum to the EIR (SCH No. 2014021003) prepared for and certified by the City of Corona concurrently with the approval of the Skyline Heights Specific Plan No. 2025-0001.

The City of Corona is a lead agency under CEQA; the City of Corona has the authority to certify the Skyline Heights Specific Plan EIR Addendum, prior to approving the Specific Plan. Public Resources Code, Section 21081.6 also requires public agencies to adopt a mitigation monitoring and reporting program (MMRP) to ensure that any applicable mitigation measures are implemented. The City is required to confirm that any applicable mitigation measures have been implemented in accordance with the adopted MMRP. The City of Corona City Council originally certified the Skyline Heights Project Final EIR and adopted the associated MMRP in January 2017.

1.7 SEVERABILITY

This Specific Plan document enables the City of Corona to facilitate the processing and approval of implementing permits and approvals necessary for development in the Skyline Heights Specific Plan. If any regulation, condition, program, clause, phrase, or portion of this Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such portions or provisions shall not affect the validity and enforceability of the remaining provisions contained in this Specific Plan.

1.8 EFFECT ON CONFLICTING CONDITIONS

Whenever the provisions of this Specific Plan permit greater flexibility than, or establish regulations different than those imposed or required by the Corona Municipal Code, the provisions of this Specific Plan shall prevail.

This page intentionally left blank

SECTION 2 - EXISTING CONDITIONS

At the time this Specific Plan was prepared (2025), the Skyline Heights Project site ("Project site") was undeveloped. The property consists of approximately 249.39 acres within the City of Corona. The balance of the property is relatively undisturbed hillside, marked only dirt roadways and trails, grading and terrace drains related to the adjacent Foothill Parkway project, and the occasional evidence of past grading or dumping activities.

2.1 PROJECT HISTORY

Prior to the approval of this Specific Plan, the Project Site had a General Plan land use designation of Low Density Residential (LDR) and a zoning of R-1-7.2. See ***Exhibit 2-1, Existing General Plan and Zoning***. Tentative Tract Map 36544 (TTM 36544) was also previously approved on February 1, 2017 for the Project Site to create 292 single family lots on 65.41 acres. The R-1-7.2 zoning required each lot to have a minimum lot area of 7,200 square feet and the approved density was one dwelling unit per acre.

This Skyline Heights Specific Plan replaces the existing R-1-7.2 zoning with new zoning of Single-Family Detached (SFD) and SFD Cluster, which corresponds with the R-1-7.2 zoning, but provides more flexible development standards. The Specific Plan's SFD zoning allows for the development of traditional single-family detached homes on individual lots, while the SFD Cluster zoning allows for single-family detached cluster units on condominium lots. The SFD and SDF Cluster zoning maintain the same minimum lot size requirement of 7,200 square feet under the R-1-7.2 zoning.

This Specific Plan also proposes 276 units, 16 units less than the 292 units that were originally approved for TTM 36544 in 2017.

A General Plan Amendment was not required with the approval of this Specific Plan, because the Specific Plan proposes less units than what was originally approved for the site under TTM 36544. Additionally, the Specific Plan's SFD and SFD Cluster zoning standards are consistent with the City of Corona's General Plan Low Density Residential designation.

A resubmitted Tentative Tract Map 36544 was approved on July 1, 2026 in conjunction with the approval of this Specific Plan to reflect the lot configuration that is depicted on ***Exhibit 3-1, Land Use Plan*** and to include lots for the development of parks.

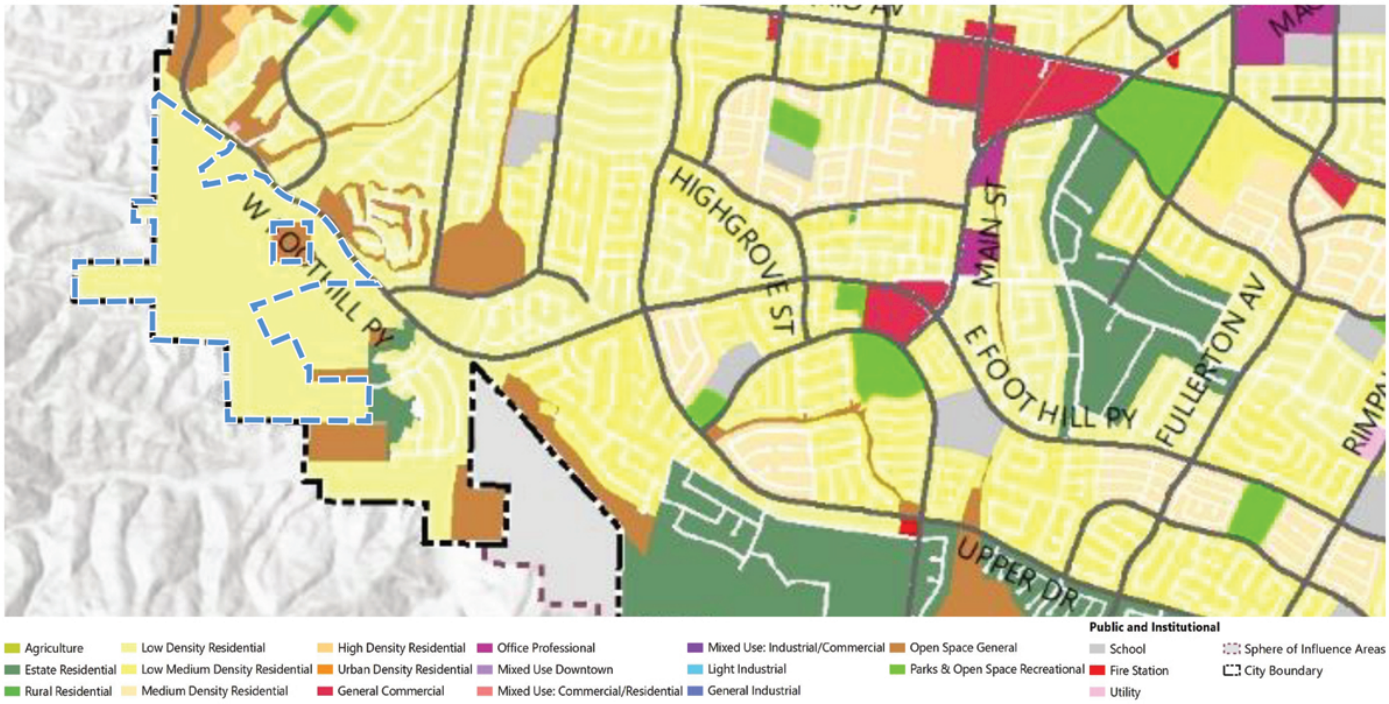
2.2 SURROUNDING LAND USES

The Project site is surrounded by natural open space, vacant land, and residential uses. Directly west and southwest of the Project Site are the upper foothills of the Santa Ana Mountains and the Cleveland National Forest located within unincorporated Riverside County. A residential portion of the Sierra Bella Specific Plan is located further north of Mabey Canyon Road and Foothill Parkway.

Existing residential homes within the Crown Properties Specific Plan and uses designated Low Density Residential and Open Space General are located across Foothill Parkway, to the northeast.

The southern portion of the Project site abuts undeveloped land and existing residential homes designated Estate Residential, Low Density Residential, Medium Density Residential, General Commercial, and Open Space General.

Corona General Plan



Corona Zoning

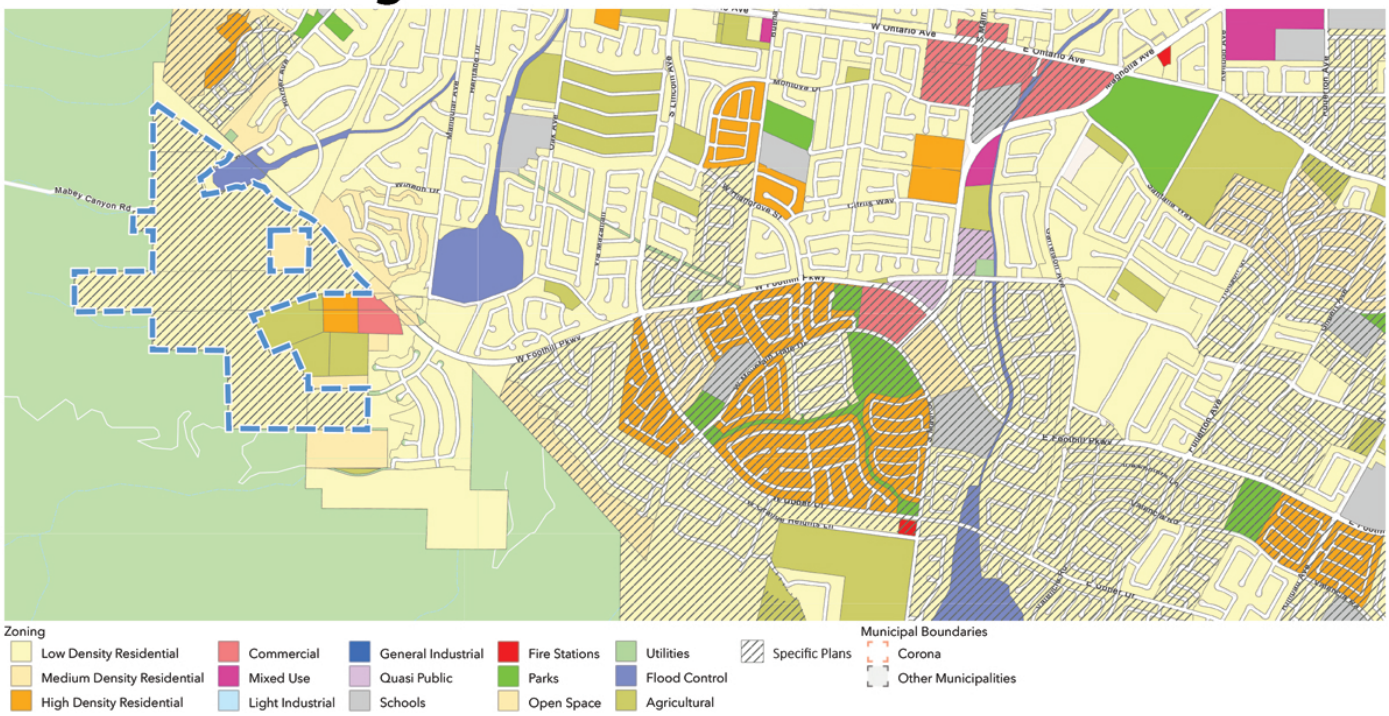


EXHIBIT 2-1 EXISTING GENERAL PLAN AND ZONING

2.3 TOPOGRAPHY

The Project site is located in the northern foothills of the Santa Ana Mountain Range and a portion of the Project site is located at the mouth of Mabey Canyon and near the Tin Mine and Kroonen Canyons.

The Project site is characterized by moderate to steep topography with slopes namely covered in dense chaparral and scrub oak. The onsite elevations generally increase from the northeast to the southwest and range from 945 feet to approximately 1,730 feet above mean sea level (AMSL).

Several northwest to southeast trending "spine" ridges radiate from a main ridge at the upper elevations in the southwest corner of the property. The ridges are separated by steep sided V-shaped canyons, which generally drain from the east to west.

2.4 SOILS/GEOLOGY

The Project site is bisected by the Elsinore Fault, which bounds the northeast side of the Santa Ana Mountains. The Chino Fault, which primarily bounds the Chino Hills area, lies northwest of the property. On-site Pleostocene terrace deposits are located on the flattened ridge tops. Design considerations for any rupture and other secondary seismic hazards will be considered as part of the final engineering plans approval, as necessary.

On-site soils can be characterized as variations of sandstone, pebble and cobble conglomerates, claystone, and granitoid boulders. The potential for subsidence or liquefaction within the property is low. Preliminary testing indicates that the on-site soils would have very low-to-medium expansion potential. Additionally, no large-scale mining operations have been identified on-site.

2.5 HYDROLOGY AND DRAINAGE

The Project site is located within the Santa Ana River Watershed and Region 8 (Santa Ana Region) of the California Regional Water Quality Control Board (RWQCB). There are several canyons and ravines that convey natural drainage to the property, which generally drains from west to east. Much of the property is tributary to the east through three (3) canyons, which discharge into Mabey Canyon. The Mabey Canyon drainage flows into a large flood control basin located at the canyon's mouth, and conveys flows to Temescal Canyon, which ultimately flows into the Santa Ana River system.

The City of Corona Drainage Master Plan does not identify the drainage facilities for the area surrounding the Skyline Heights Specific Plan area.

2.6 VIEWS AND AESTHETICS

2.6.1 Views Off-site

Off-site natural landforms, such as surrounding hills, mountains, and drainage ways, provide major visual elements for the property. Prominent features in the surrounding area include the Santa Ana Mountains and Cleveland National Forest to the south and west, which form a backdrop for the property. The Sierra Peak mountains provide the primary backdrop for the property to the west, and has a peak elevation of 3,000 feet, which is approximately 1,300 feet above the highest elevation on Skyline Heights. Further west, the Santa Ana Mountain range forms a skyline silhouette for the property.

2.6.2 Views onto the Site

The Project site is most visible from Foothill Parkway, located east of the property. Residents east of the Project site have views of the existing property, however, natural open space and on-site public parks provide visual relief and minimize direct line of sight.

2.7 BIOLOGY

The Project site contains disturbed and undisturbed native habitat and non-native species, including vegetation communities primarily consisting of chaparral and coastal sage scrub. Approximately 10 acres of the property have been identified as riparian/riverine areas, and both riparian and woodland habitats have been identified onsite. No wetlands have been identified within the Project site. The Skyline Height Project has been designed to be consistent with the Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

A portion of the southeast property has been disturbed by human activity and existing dirt roads.

SECTION 3 - DEVELOPMENT PLAN

3.1 SPECIFIC PLAN GOALS

The intent of the Skyline Heights project is to provide a planned single-family residential community with a variety of housing sizes and types, including single-family homes and detached condominium homes. Private open space areas and a public park surrounded by natural open space with multiple bike and multi-use trails provide a variety of lifestyle choices for residents. The overall goals of the Skyline Heights Specific Plan are as follows:

1) Establish a comprehensive land use plan that designates the location, size and intensity of all land uses, roadways, public open space and public facilities within the Specific Plan area.

2) Prepare a Specific Plan that implements the policies of the City of Corona General Plan, provides the standards and guidelines to allow for flexibility to accommodate exemplary planning and design and is comprehensive, understandable and easy to use.

3) Provide access for the efficient and safe movement of vehicles and pedestrians with minimum intrusion on residential neighborhoods.

4) Ensure high quality residential development through the use of community design guidelines that are consistent with the goals and objectives of the General Plan.

5) Establish minimum lot sizes and architectural guidelines for a high quality aesthetic residential community, unique in community design and aesthetic character.

6) Design and dedicate a public park with active and passive recreational opportunities, as well as hiking and bicycling trails for the City's residents.

7) Plan a system of open space which combines natural and man-made areas to maintain a scenic and fire -safe living environment for residents.

8) Ensure that fire regulations, safe access and other fire safety measures including fuel modification zones are implemented to address the project's high fire hazard location.

9) Ensure the timely completion of all community facilities including circulation improvements, drainage facilities, and domestic water and sewer improvements that will serve the project, benefit the adjacent neighborhood and implement the City's master plan for infrastructure.

The intent of the Specific Plan goals are to establish zoning and planning policies, standards, and guidelines for the development of Skyline Heights to create a planned community, which will be in harmony with the natural environment, will preserve sensitive and prominent open space within the site, provide public park areas with a variety of recreational opportunities and implement improvements to provide public facilities and public streets for future residents of the Skyline Heights community and the City.

3.2 LAND USE CONCEPT

The project allows up to 276 single-family dwelling units located within three residential planning areas zoned for low density residential development. ***Exhibit 3-1, Land Use Plan***, depicts the uses allowed within Skyline Heights. The residential areas are designed to provide a diverse single-family community with beautiful views of the surrounding hillsides.

In addition to the residential community, a public park is also proposed along a significant ridge within the site with outstanding vistas and access to surrounding trails. The public park amenities will include a kite park with a large turf area and sail shade overhead structure with picnic tables, fitness park with bench seating, a main ridgeline park area with a parking lot, four pickle ball courts, two basketball courts, a pump track, bike track, bike service station, bike racks, tot lot, two barbeque/picnic areas with shaded seating, restrooms, small and large dog parks, sidewalks, trails for hiking and bicycling and elevated pedestrian crosswalks.

3.2.1 Residential Land Uses

The Skyline Heights Specific Plan establishes two residential districts, Single-Family Detached and Single-Family Detached Cluster, across three planning areas. The residential districts allow for a mix of housing product types including traditional detached single-family residential dwellings and detached condominium dwellings. The residential districts also allow for the development of public and private parks, recreation amenities, open space and necessary infrastructure to support the Skyline Heights community such as water tanks and telecommunications facilities. The specific permitted uses are under Sections 3 and 4 of the Specific Plan. All lots including condominium lots proposed within the Specific Plan shall be a minimum of 7,200 square feet.

PA 1 - Single-Family Detached (SFD) Cluster

The SFD Cluster zoning is intended for the development of clustered single-family detached condominium homes on condominium lots that are a minimum of 7,200 square feet in area. A typical unit will have exclusive use areas comprised of fenced-in yards for privacy and vehicular access to a two-car garage from a shared private drive. Development of this type of condominium product shall comply with the density limitations in ***Table 3-1*** and development standards in ***Table 4-1***.

PA 2 - Single-Family Detached (SFD)

The SFD zoning is intended for the development of traditional single-family residential development, with the homes located on individual lots that are a minimum of 7,200 square feet in area. Development of this product type shall comply with the density limitations in ***Table 3-1*** and development standards in ***Table 4-2***. Condominium development is not permitted in Planning Area 2 under the SFD zoning unless a Specific Plan amendment is approved and the area within Planning Area 2 is mapped for condominium purposes.

PA 3 - Single-Family Detached (SFD) Cluster

The SFD Cluster zoning is intended for the development of clustered single-family detached condominium homes on condominium lots that are a minimum of 7,200 square feet in area. A typical unit will have exclusive use areas comprised of fenced-in yards for privacy and vehicular access to a two-car garage from a shared private drive. Development of this type of condominium product shall comply with the density limitations in ***Table 3-1*** and development standards in ***Table 4-3***.

Traditional single-family residential development on fee simple lots may be developed in Planning Areas 1 and 3 under the SFD Cluster zoning, provided that this type of development complies with the development

standards for traditional single family development in ***Table 4-2*** and the density does not exceed what is permitted for this planning area as shown in ***Table 3-1***.

3.2.2 Open Space and Recreation Uses

Open Space Concept

The Skyline Heights Specific Plan includes public and private open space and recreation facilities. Approximately 121.9 acres, (48.9% of the Specific Plan Area) is devoted to natural open space, made accessible from several trail heads within the project area. Approximately 49.07 acres will be manufactured slopes and open space areas that will be planted with native plant material and plant material that will meet fuel modification requirements. An additional 11.42 acres of the site will be improved as public and private parks. The parks and open space concept for the Skyline Heights development is reflected on ***Exhibit 3-2, Parks and Open Space***.

The open space and recreation concept has been designed to provide public accessible park areas with active and passive amenities. The concept preserves the site's natural resources, and wherever possible, integrates them as recreational elements by connecting them with improved trails or as visual amenities for the public and future residents of Skyline Heights.

Public Park

Based on the Quimby Act Park Requirements for the City of Corona (3.0 acres per 1,000 population), 276 single-family homes with an average occupancy of 3.57 persons per household (pph) according to the Housing Element of the City of Corona General Plan, the proposed project requires 3.13 acres of parkland. The Skyline Specific Plan provides 9.25 acres of public parkland. 3.61 acres of the total parkland area will be retained in a natural state and the remaining 5.64 acres will be improved with passive and active amenities, consistent with the City of Corona Park Master Plan.

A centrally located public park site consisting of a total of 9.25 acres, will be improved within PA 2. The completion of the Park shall be specified in the Park Development Agreement. The park area and facilities, including the kite park and facilities and the main park area with the pickle ball courts, basketball courts, pump track, bike track, tot lot, barbeque/picnic areas, sidewalks, trails and related recreational facilities, a restroom and parking will be developed per the Park Development Agreement. All trail head and trail improvements for hiking and bicycling will be implemented concurrent with the development of the adjacent residential neighborhood. ***Exhibit 3-3, Public Park Plan***, is an illustrative concept for the park site.

Natural Open Space

Approximately 121.9 acres of natural open space is included within the project area and integrated into the overall planning and community design of Skyline Heights to retain the natural character of the property and the surrounding area. The majority of the open space within the Skyline Heights Specific Plan area has been retained in its existing natural conditions and the grading and site development has purposely avoided significant natural features within the Specific Plan area, including steep slopes, biological sensitive areas and geotechnical sensitive areas.

In addition to preserved natural open space, uses allowed within this open space area may include debris and detention basins, drainage facilities, fuel modification areas, and access roads for future utilities, including future cellular communication facilities, and access roads for maintenance and fire safety.

LAND USE ALLOCATION

Planning Area	Land Use	Acres	Density Range	Density	Units
1	Single Family District Cluster [1]	13.10 AC	--	--	104 DU
	HOA Maintained Slopes	6.28 AC	--	--	--
	Natural Open Space	16.34 AC	--	--	--
Subtotal		**35.72 AC**	**3-6 DU/AC**	**2.9 DU/AC**	**104 DU**
2	Single Family District [1]	36.24 AC	--	--	95 DU
	Private Parks	1.95 AC	--	--	--
	Public Parks [2]	9.25 AC	--	--	--
	Pump Station/Tank Site	0.38 AC	--	--	--
	HOA Maintained Slopes	30.19 AC	--	--	--
	Natural Open Space	65.42 AC	--	--	--
Subtotal		**143.43 AC**	**3-6 DU/AC**	**0.7 DU/AC**	**95 DU**
3	Single Family District Cluster [1]	16.07 AC	--	--	77 DU
	Private Parks	0.22 AC	--	--	--
	Pump Station/Tank Site	1.12 AC	--	--	--
	HOA Maintained Slopes	12.60 AC	--	--	--
	Natural Open Space	40.23 AC	--	--	--
Subtotal		**70.24 AC**	**3-6 DU/AC**	**1.1 DU/AC**	**77 DU**
TOTAL		**249.39 AC**		**1.1 DU/AC**	**276 DU**

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

TABLE 3-1 LAND USE SUMMARY

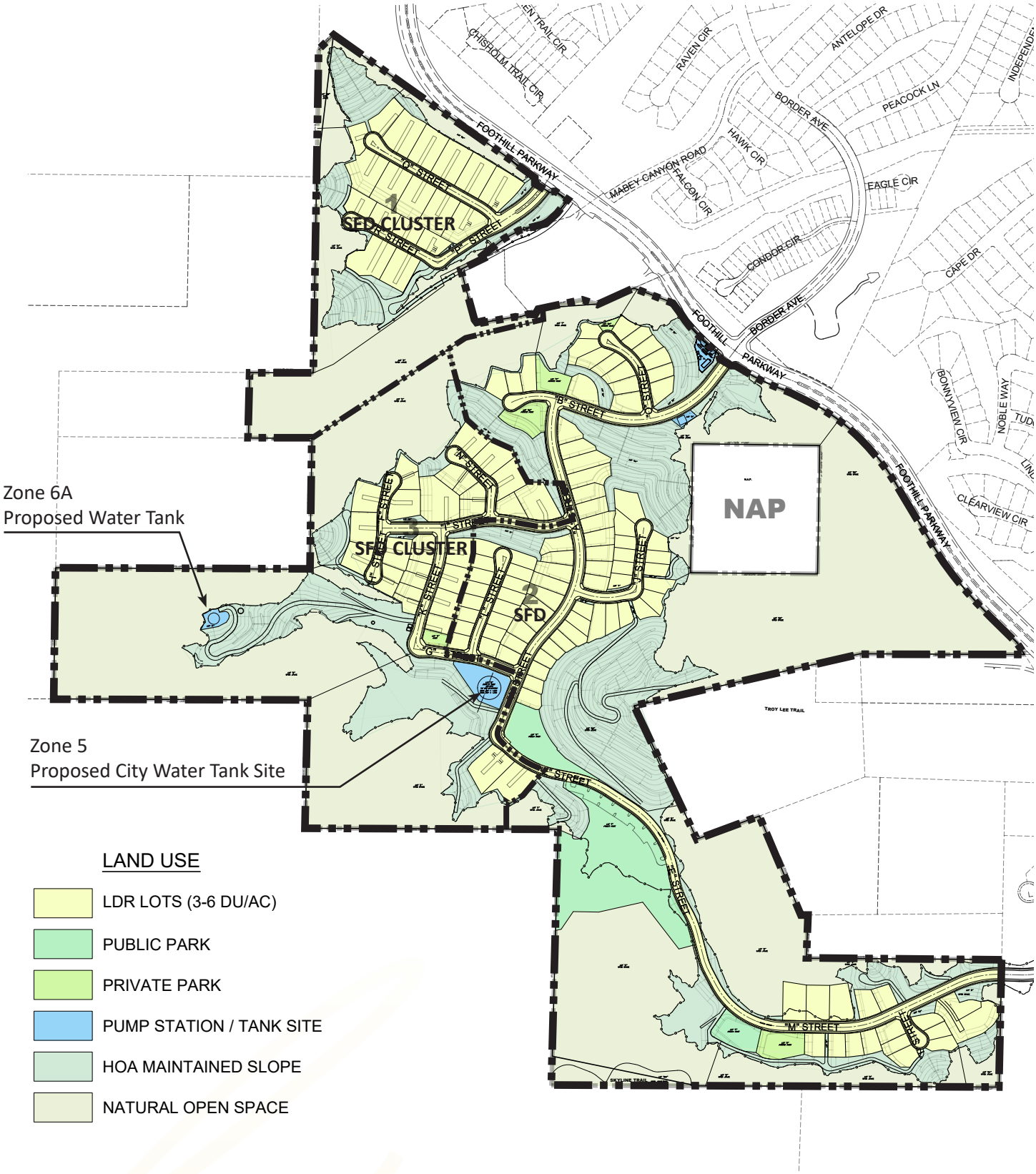
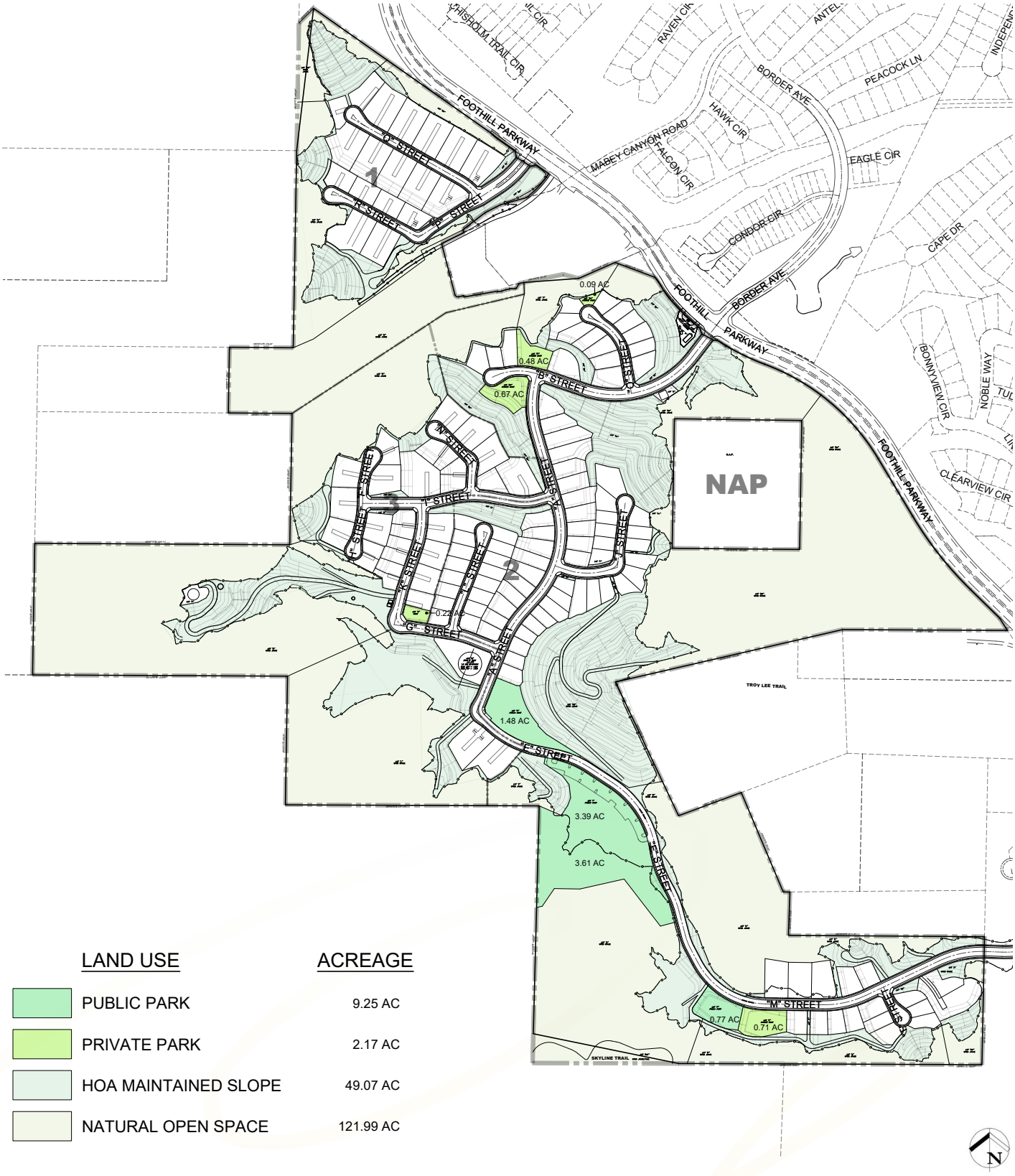


EXHIBIT 3-1 LAND USE PLAN



LAND USE	ACREAGE
PUBLIC PARK	9.25 AC
PRIVATE PARK	2.17 AC
HOA MAINTAINED SLOPE	49.07 AC
NATURAL OPEN SPACE	121.99 AC

EXHIBIT 3-2 PARKS AND OPEN SPACE



EXHIBIT 3-3 PUBLIC PARK PLAN

Manufactured Slopes and Landscaped Areas

Approximately 49.07 acres of the site area consists of manufactured landscaped slopes and interior graded open space areas. These areas also include access roads for slope maintenance, fire safety, and drainage facilities to manage run-off and provide erosion control. These areas will be planted pursuant to the Skyline Heights Specific Plan Community Design Guidelines and ***Exhibit 5-3.1, Conceptual Landscape Plan***.

Manufactured Slopes will be consistent with the City's landscape ordinance in Chapter 17.70 of the Corona Municipal and the Project's approved Fuel Modification Plan, and will be maintained by the homeowner's association.

Private Parks

Several local parks, pocket parks, and passive open spaces are provided within the residential neighborhoods of Skyline Heights for residents of the community to enjoy. They will provide areas for passive recreation and gathering places for neighborhood interaction. Amenities may include walkways, benches, picnic tables, barbeques, mailboxes and other passive recreational facilities. A dog park with overhead shade structures and play areas for small and large dogs and a neighborhood park with a minor trail head facility will be located within PA 3. Pocket parks will be implemented concurrent with the development of the adjacent residential neighborhood. These parks will be private and maintained by the Skyline Heights homeowner's association. ***See Exhibit 3-4, Private Park Plan***.



EXHIBIT 3-4 PRIVATE PARK PLAN

3.3 CONCEPTUAL CIRCULATION PLAN

3.3.1 Roadways

Exhibit 3-5, Conceptual Circulation Plan, establishes a general layout and design standard of roadways for Skyline Heights to safely meet the transportation needs of the community.

The project proposes to take access to PA 1 from Foothill Parkway, approximately 100 feet north of Mabey Canyon. A second access to PA 2 and 3 along Foothill Parkway is proposed to the south of Mabey Canyon. This entrance would align with Border Avenue, a local street. This entry road, "B" Street, intersects with "A" Street which provides public access to a central community park. This park consists of three individual improved areas located along "E " Street, a public street within the Skyline Heights Specific Plan area. "E" Street provides a connection road through the Phase 2 of the Specific Plan area, extending to a small residential enclave to "M" Street. "M" Street provides a third access/egress to the project from Trudy Way, an existing local street. Cross sections of the streets within the Specific Plan area are shown on ***Exhibits 3-6A, 3-6B, 3-6C and 3-6D, Street Sections***.

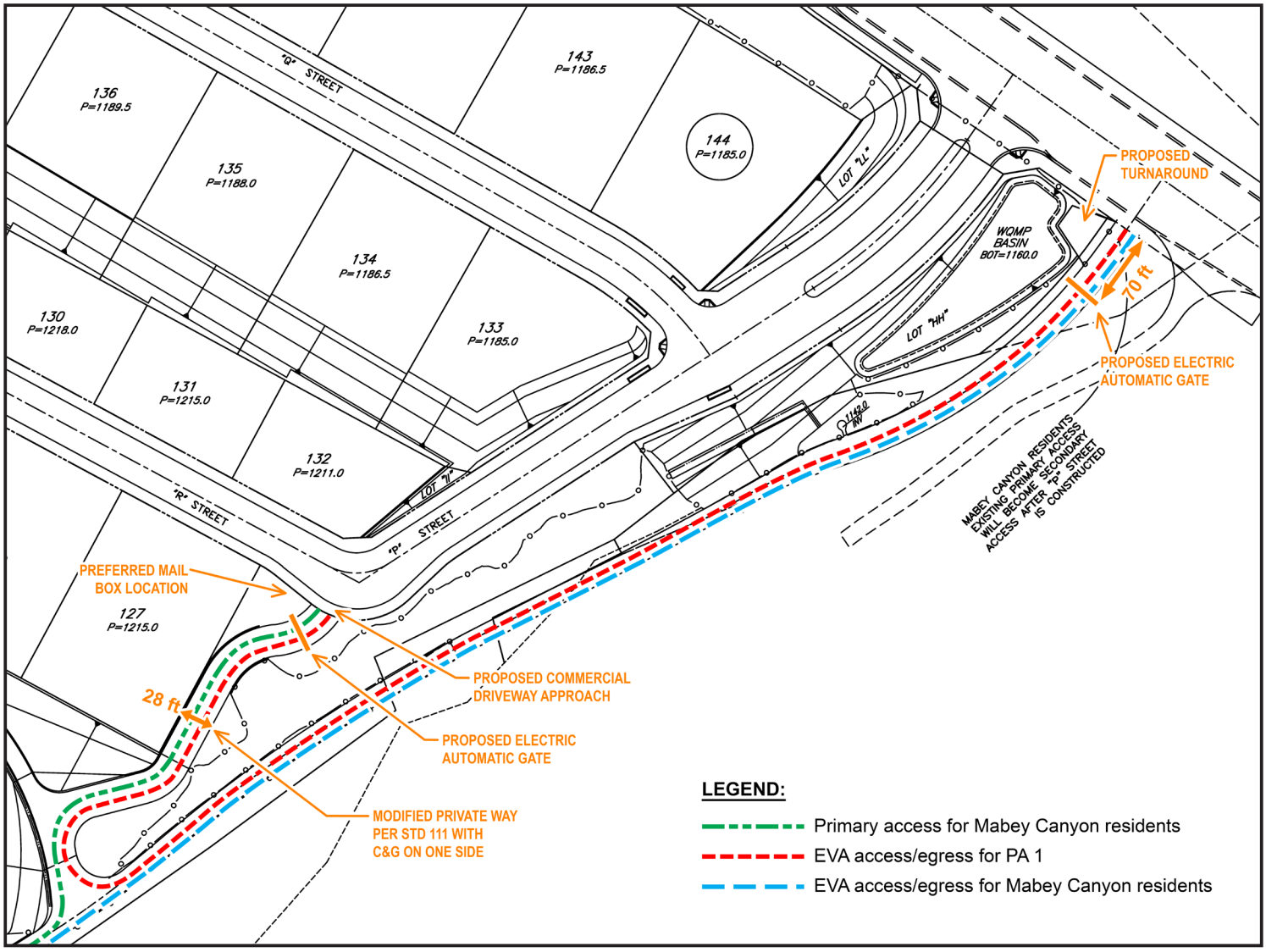
An emergency access (EVA) will be provided within PA 1 at the intersection of "P" Street and "N" Street, which connects to Mabey Canyon Drive to provide EVA access for surrounding residents and future residents. Access to Foothill Parkway for the adjacent residents will be provided through PA 1 via a 28' wide private drive located at the end of "P" Street (See detail below):

The internal street system in PA 1 is comprised of two different street sections. Refer to Exhibits 3-5, 3-6A and 3-6E. The access at Foothill Parkway is an 88-foot wide, public modified secondary arterial which narrows to a 56-foot wide private street that provides access to two 56-foot wide private cul-de-sac streets.

The internal street system within PA 2 and PA 3 is comprised of five different public street sections. Refer to ***Exhibit 3-5***, ***3-6B, 3-6C, 3-6D and 3-6E***. A 68-foot wide collector road provides access at Foothill Parkway; connecting to a 64-foot local street which provides access to the residential neighborhoods and extends to the public park. The residential neighborhoods are also served by 64-foot wide low volume local streets and 56-foot public cul de sac streets. The street within the public park will be a 52-foot wide modified local street, which restricts on-street parking.

Private common driveways are included within PA 1 and PA 3 to serve the cluster houses. The common drives will provide fire access and access to garages, which are hidden from the local streets.

The public streets within the Specific Plan area will install street lights in accordance with City standards. Except at the entry from Foothill Parkway, within the public park, and in areas where sightline requirements cannot be met, public streets within the Specific Plan area will permit on-street parking.


136
P=1189.5
135
P=1188.0
134
P=1186.5
133
P=1185.0
132
P=1211.0
131
P=1215.0
130
P=1218.0
127
P=1215.0
143
P=1186.5
144
P=1185.0
"Q" STREET
"R" STREET
"P" STREET
LOT "LL"
LOT "MM"
LOT "NN"
WQMP BASIN BOT=1160.0
PROPOSED TURNAROUND
70 ft
PROPOSED ELECTRIC AUTOMATIC GATE
MABEY CANYON RESIDENTS EXISTING PRIMARY ACCESS WILL BECOME SECONDARY ACCESS AFTER "P" STREET IS CONSTRUCTED
PREFERRED MAIL BOX LOCATION
28 ft
PROPOSED COMMERCIAL DRIVEWAY APPROACH
PROPOSED ELECTRIC AUTOMATIC GATE
MODIFIED PRIVATE WAY PER STD 111 WITH C&G ON ONE SIDE
LEGEND:
Primary access for Mabey Canyon residents
EVA access/egress for PA 1
EVA access/egress for Mabey Canyon residents

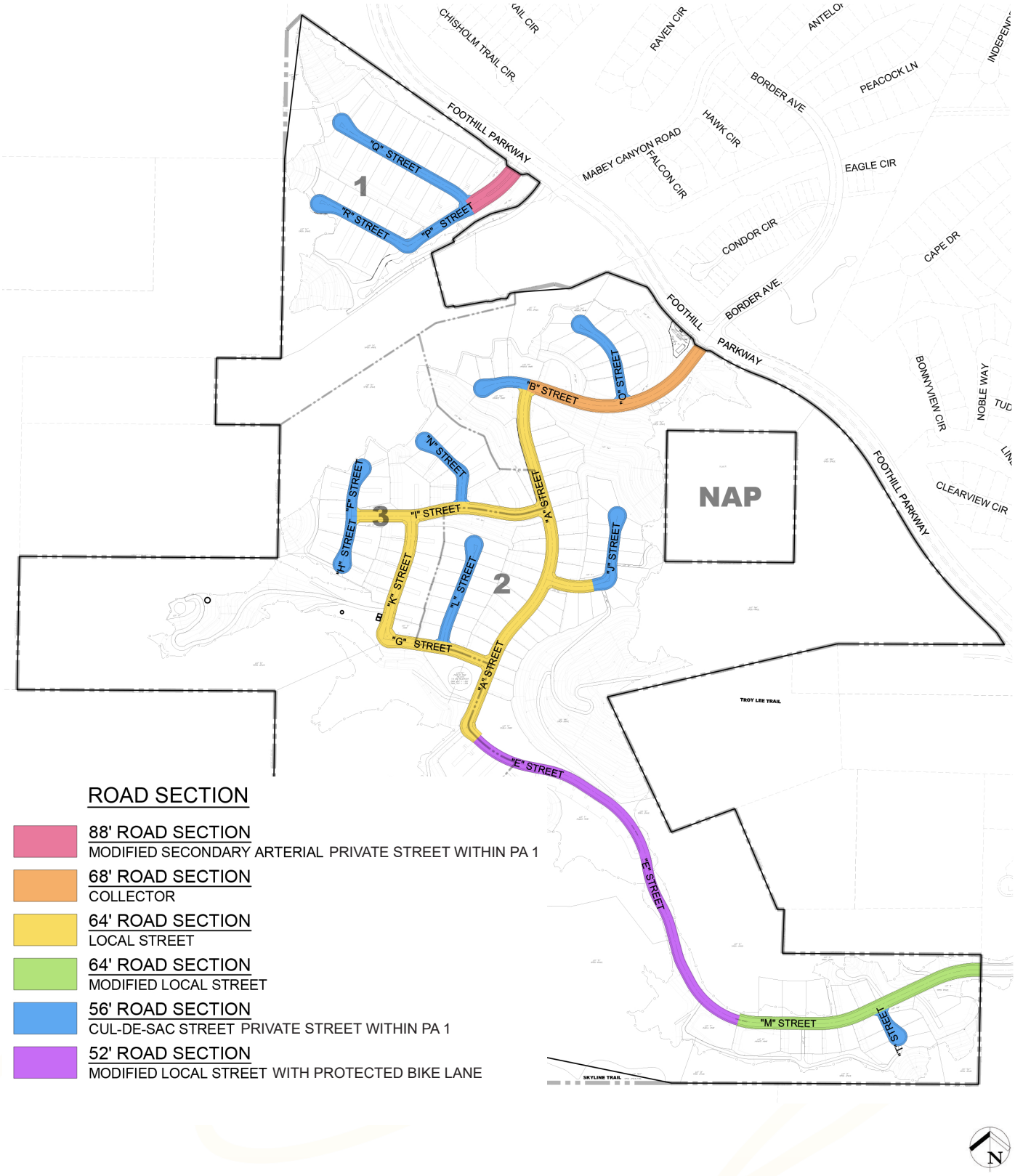
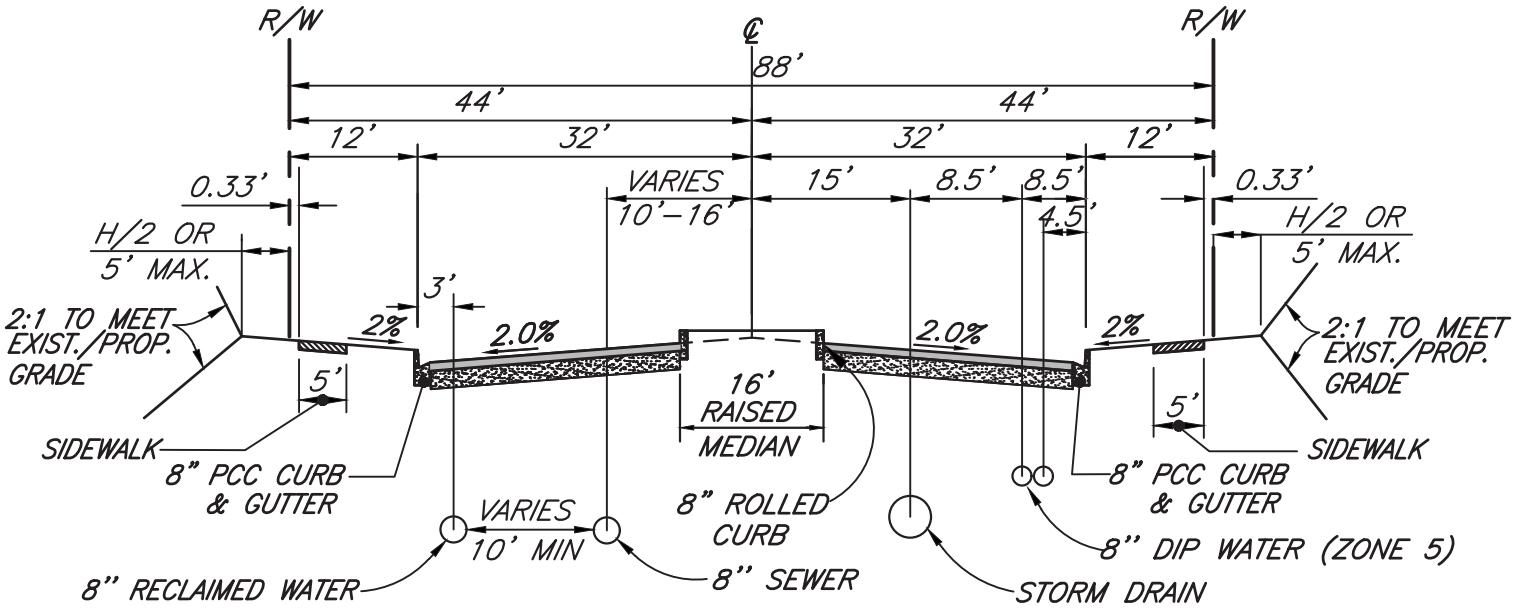


EXHIBIT 3-5 CONCEPTUAL CIRCULATION PLAN

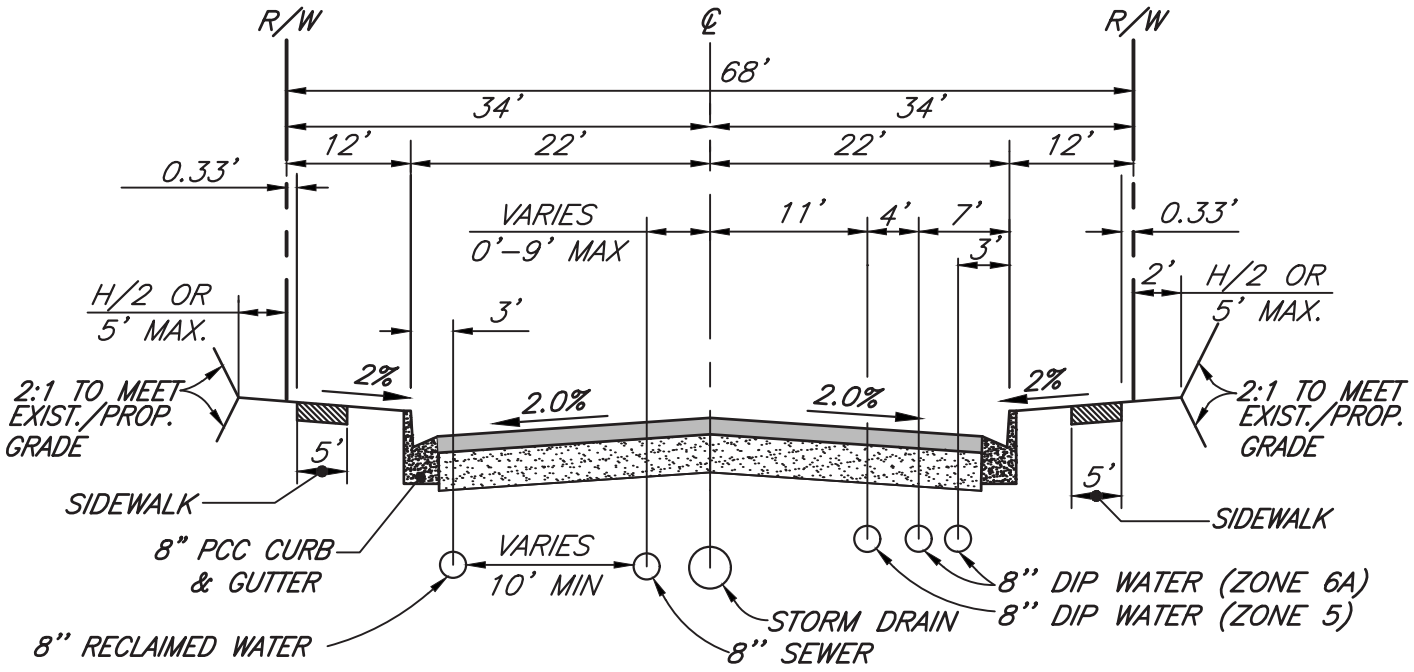


PORTION OF "P" STREET (PUBLIC)

88' ROAD SECTION – MODIFIED SECONDARY ARTERIAL

MODIFIED SECONDARY ARTERIAL PER COC STD. 104
NOT TO SCALE

EXHIBIT 3-6A 88' ROAD SECTION - MODIFIED SECONDARY ARTERIAL

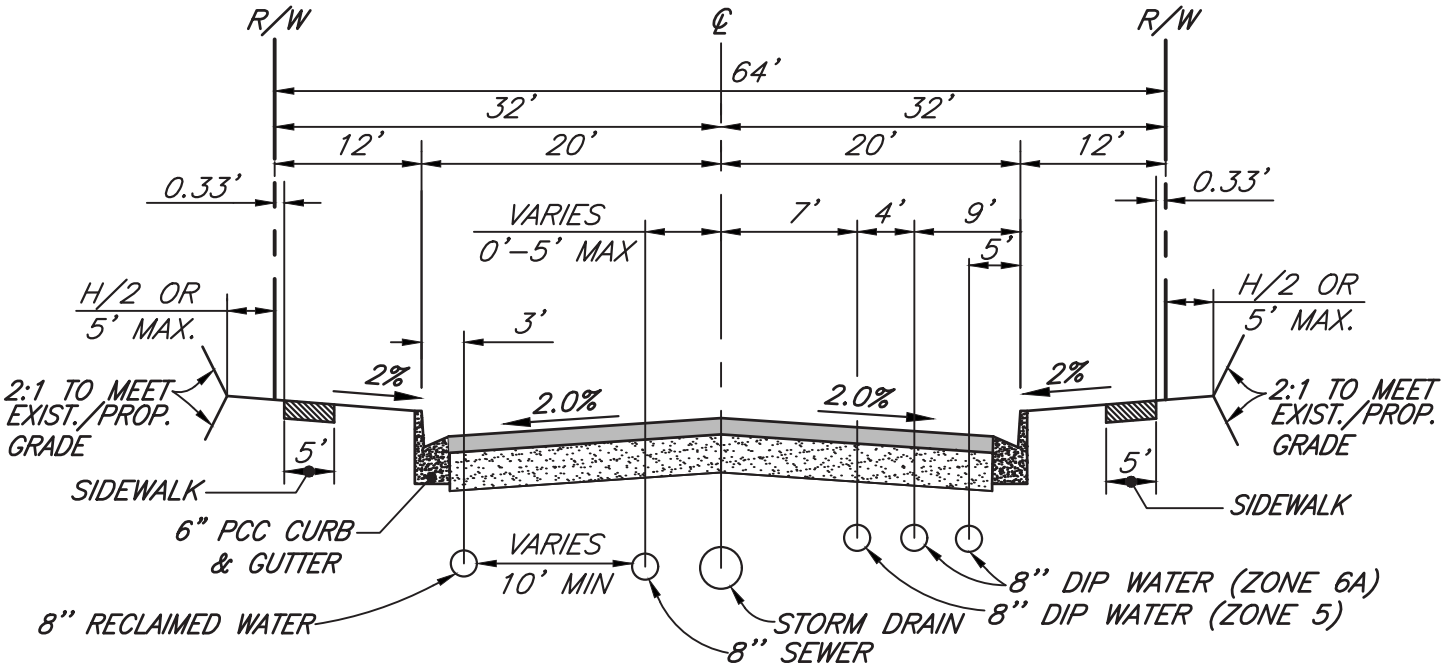


"B" STREET (PUBLIC), TRUDY WAY (OFFSITE PUBLIC)

68' ROAD SECTION – COLLECTOR

COLLECTOR PER MODIFIED COC STD. 105
NOT TO SCALE

EXHIBIT 3-6B 68' ROAD SECTION - COLLECTOR

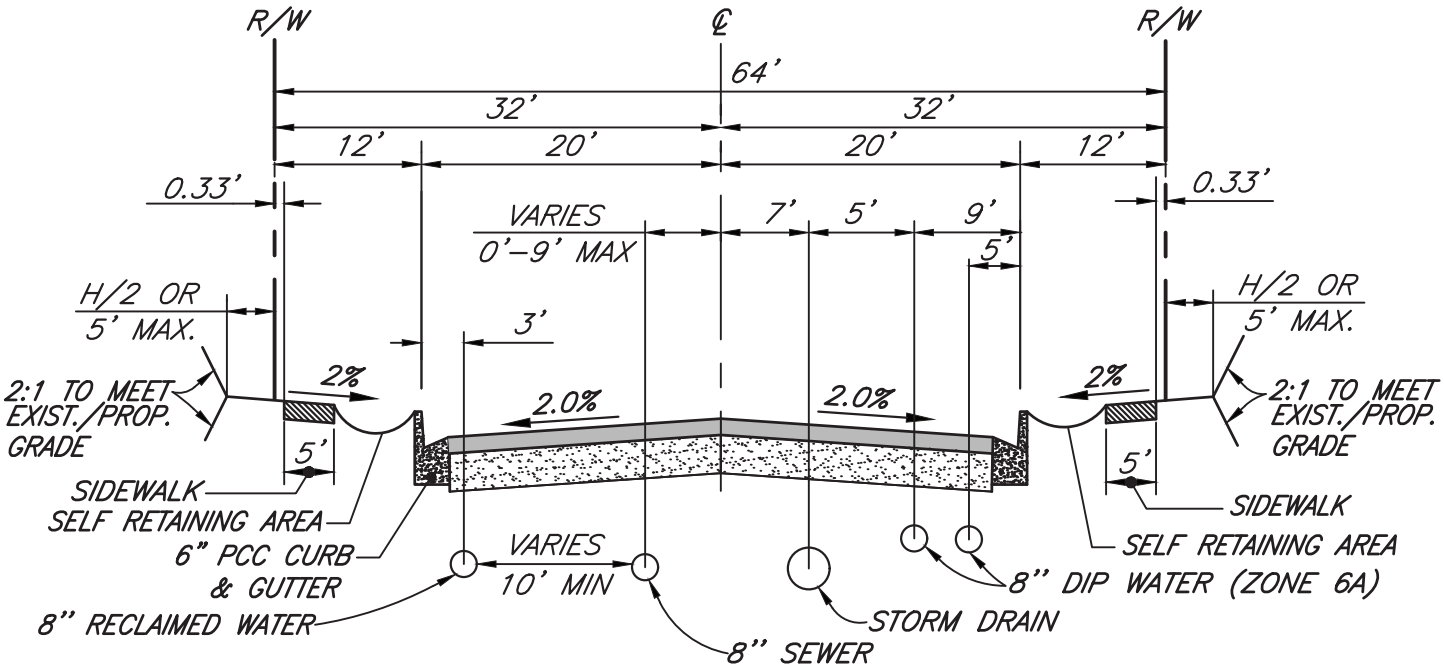


PORTION OF "A","E","G","J","I","K" STREETS (PUBLIC)

64' ROAD SECTION – LOCAL STREET

LOW VOLUME LOCAL PER MODIFIED COC STD. 107
NOT TO SCALE

EXHIBIT 3-6C 64' ROAD SECTION - LOCAL STREET

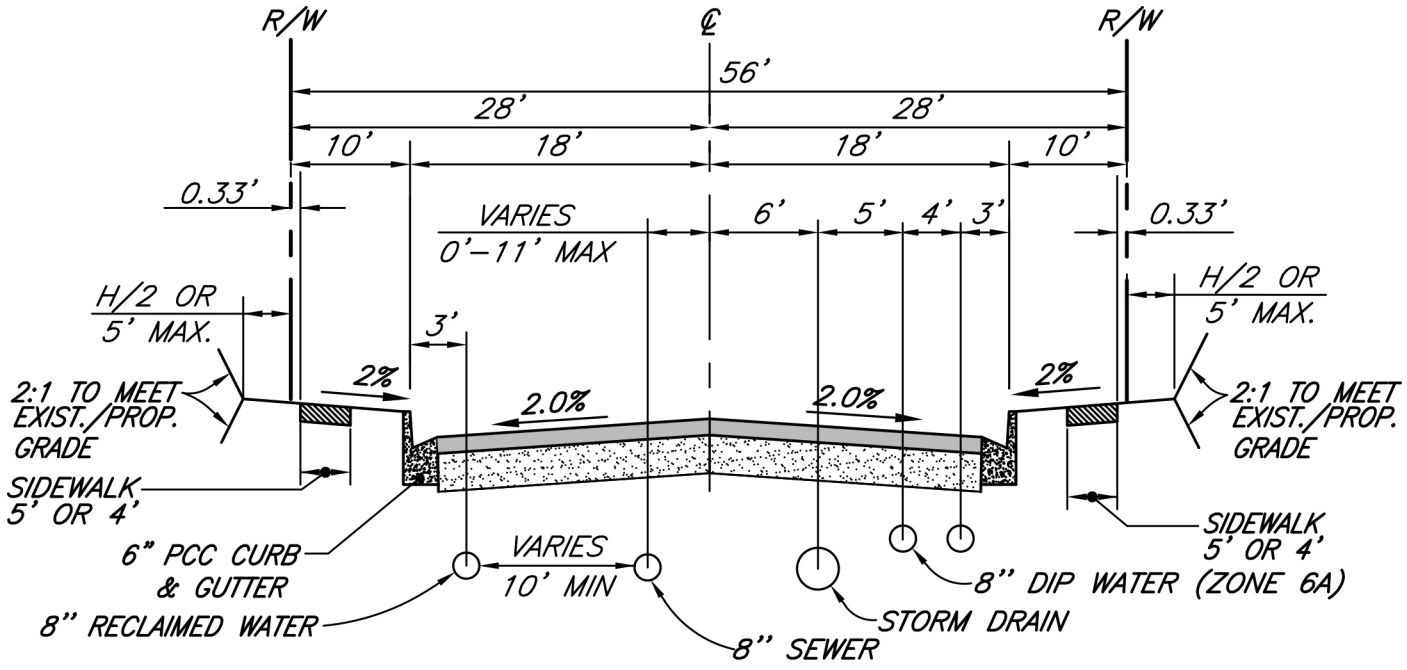


PORTION OF "M" STREETS (PUBLIC)

64' ROAD SECTION – MODIFIED LOCAL STREET

LOW VOLUME LOCAL PER MODIFIED COC STD. 107
NOT TO SCALE

EXHIBIT 3-6D 64' ROAD SECTION - MODIFIED LOCAL STREET

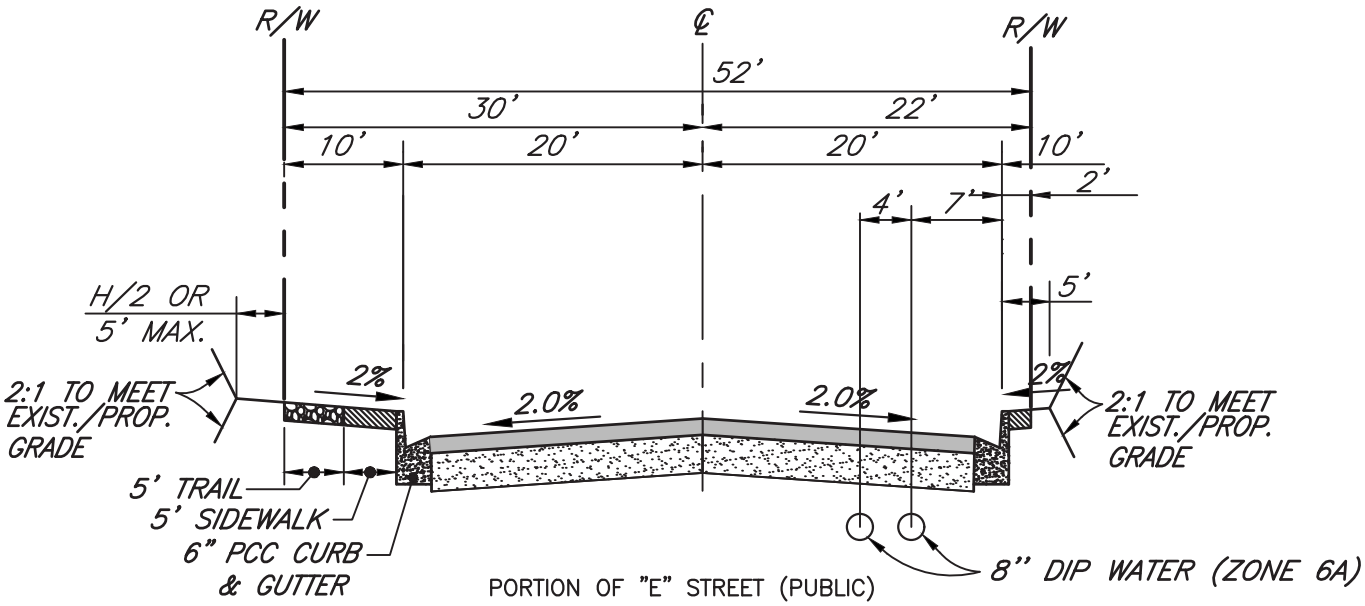


PORTION OF "B","F","H","J","L","N","O","T" STREETS (PUBLIC)
PORTION OF "P","Q","R" STREETS (PRIVATE)

56' ROAD SECTION – CUL-DE-SAC STREET

CUL-DE-SAC STREET PER COC STD. 109
NOT TO SCALE

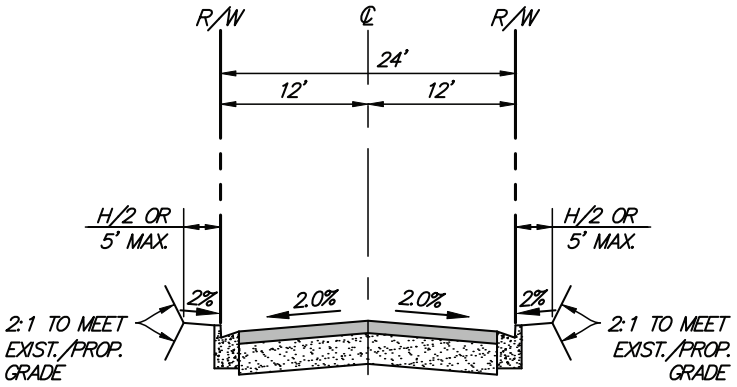
EXHIBIT 3-6E 56' ROAD SECTION - CUL-DE-SAC STREET
PRIVATE STREET WITHIN PA 1



52' ROAD SECTION – MODIFIED LOCAL STREET

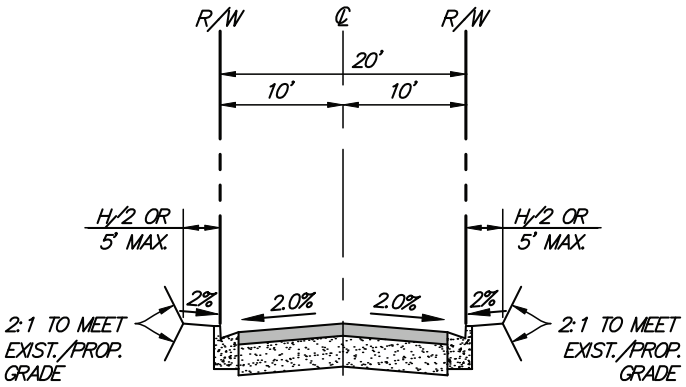
MODIFIED LOCAL STREET
NOT TO SCALE

EXHIBIT 3-6F 52' ROAD SECTION - MODIFIED LOCAL STREET
WITH PROTECTED BIKE LANE



24' PRIVATE DRIVE – TYPICAL

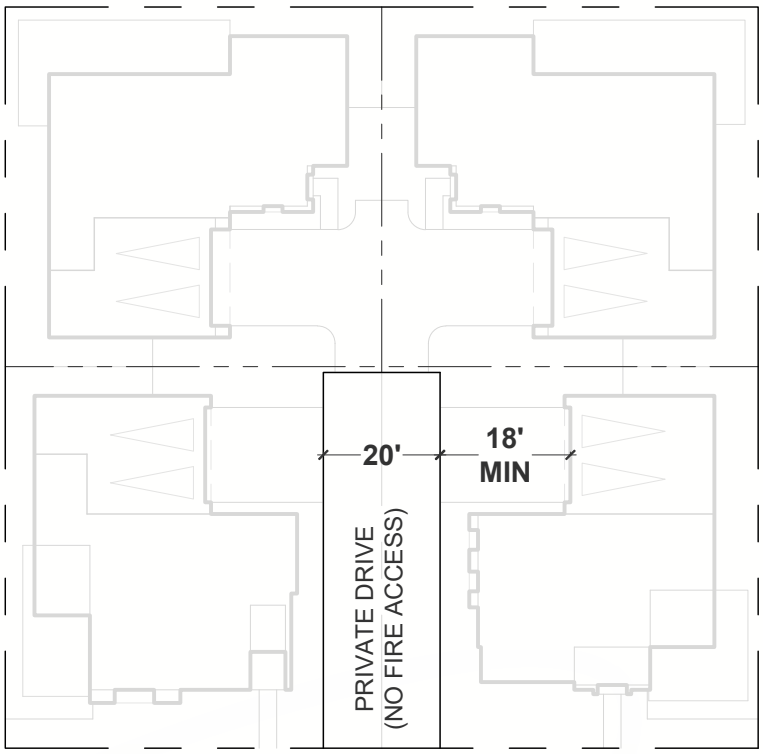
NOT TO SCALE



20' PRIVATE DRIVE – NO FIRE ACCESS

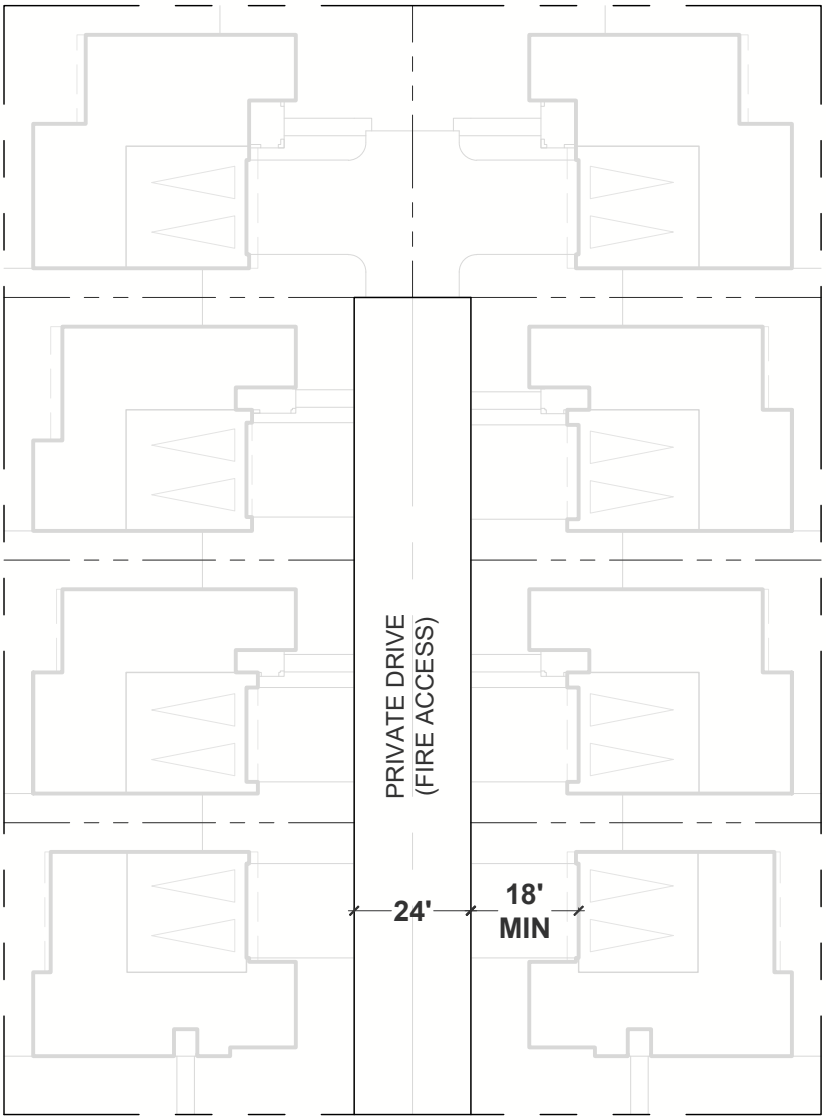
NOT TO SCALE

EXHIBIT 3-6G PRIVATE DRIVE IN PA 1 AND PA 3



20’ PRIVATE DRIVE
(TYPICAL)

EXHIBIT 3-6H TYPICAL PRIVATE DRIVE (WITHIN SFD CLUSTER DISTRICT)



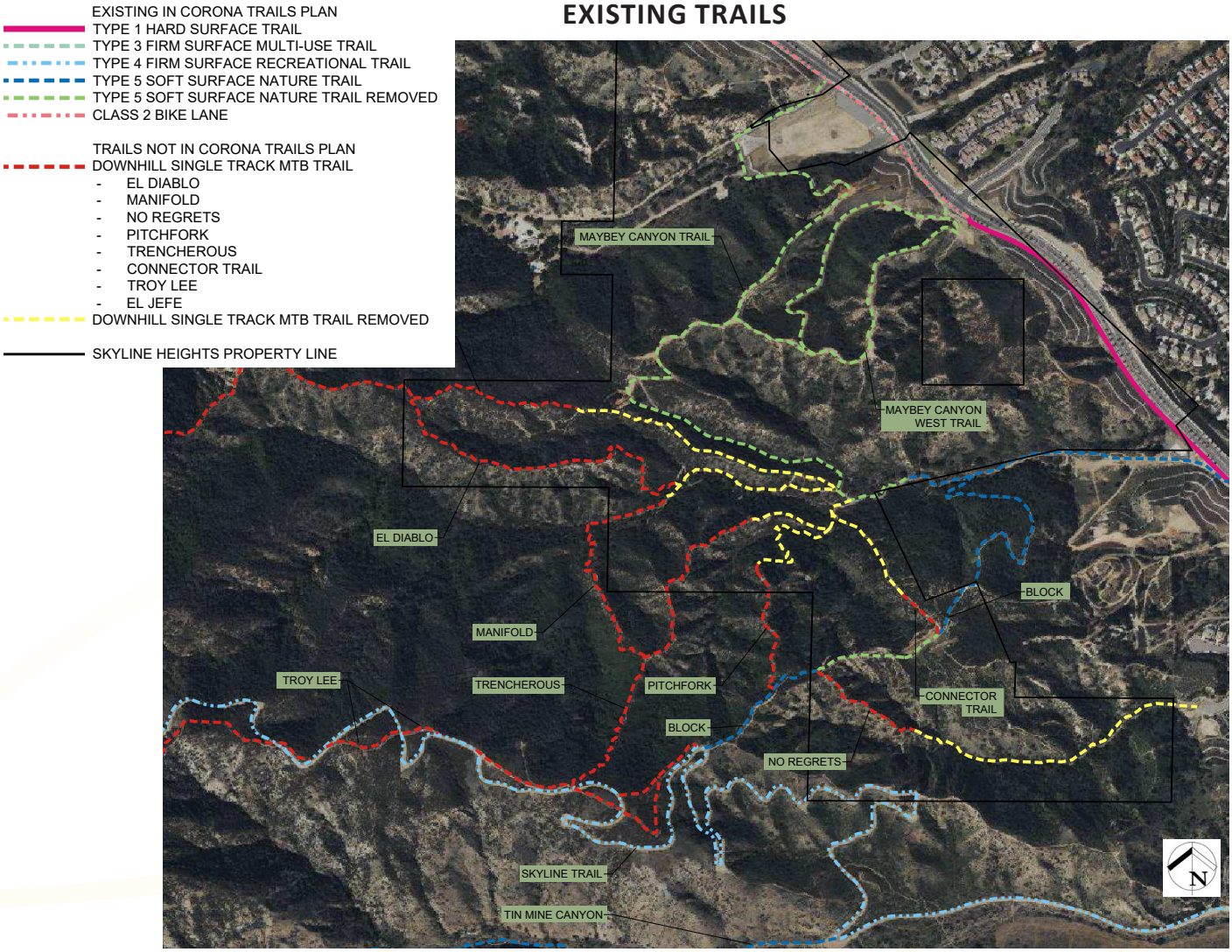
24’ PRIVATE DRIVE
(TYPICAL)

3.3.2 Trails and Bikeways

The project site includes several improved and unimproved trails that traverse portions of the site that are proposed to be retained as permanent natural open space. A portion of the Skyline Ridge Trail is located within the natural open space in the southern portion of the site. Proposed trails and trail head improvements within the Skyline Heights Specific Plan will provide connectivity for hikers and bicyclists to the public park amenities and will allow connections to existing trails. This connectivity to the existing trails will allow public access to City owned properties and trails and connectivity from Foothill Parkway to the Skyline Ridge Trail. See ***Exhibit 3-7, Conceptual Trail Plan***.

Master planned trail improvements are proposed within the project area. These improvements include major and minor trail heads and directional and safety signs. Improved public trails within the Skyline Heights Specific Plan area will be constructed according to the City of Corona Trails Master Plan. All master planned trails within the development area will be constructed to meet the cross sections in the City Master Plan. A short, steep section of the trail, known as the Troy Lee Trail, is designated as a one-way bike trail to avoid conflicts with hikers. 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. See ***Exhibit 3-8, Conceptual Trail Improvements*** and ***Exhibit 3-9, Trail Heads and Signage Details***.

EXISTING TRAILS



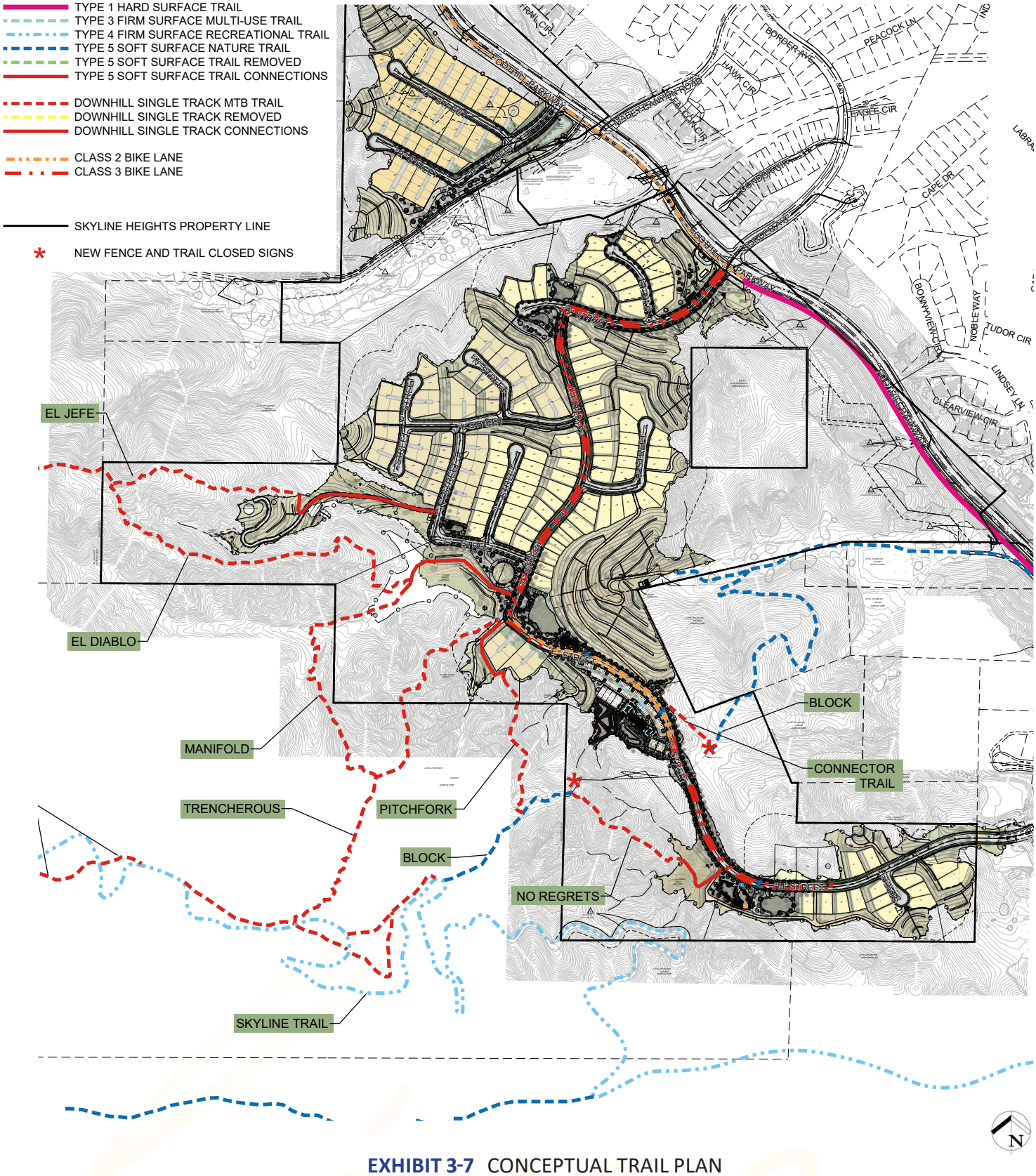


EXHIBIT 3-7 CONCEPTUAL TRAIL PLAN

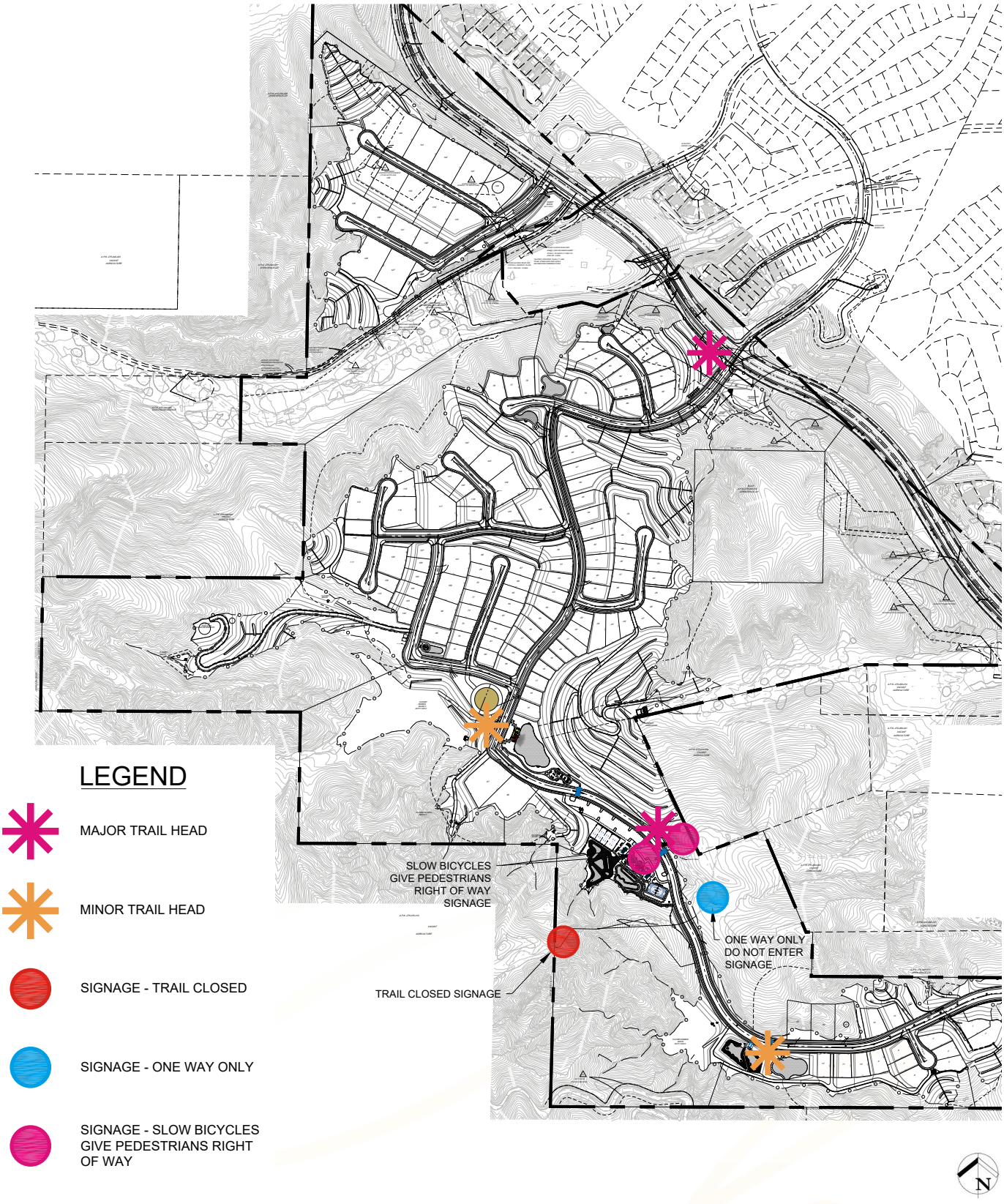
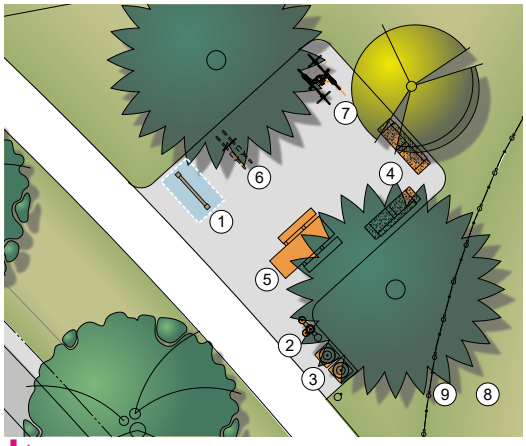
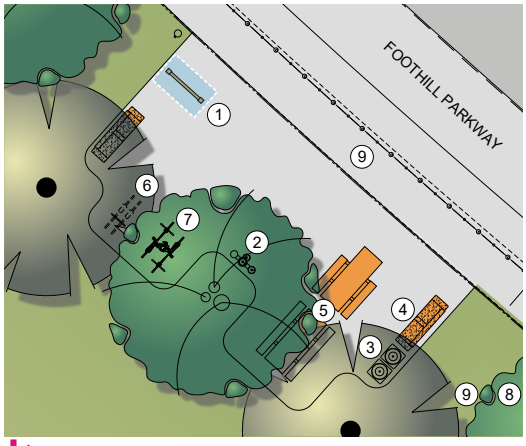


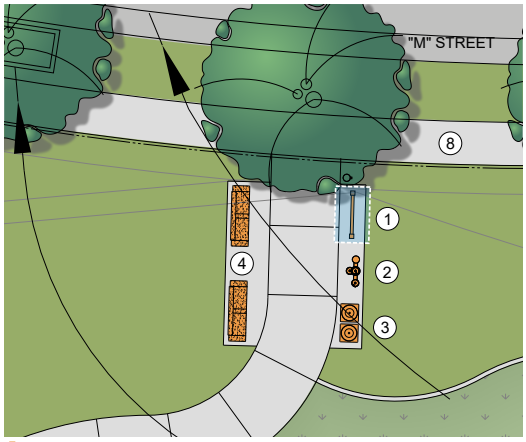
EXHIBIT 3-8 CONCEPTUAL TRAIL IMPROVEMENTS



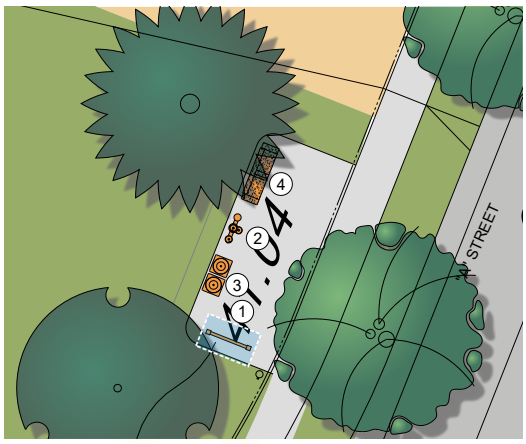
MAJOR TRAIL HEAD



MAJOR TRAIL HEAD



MINOR TRAIL HEAD



MINOR TRAIL HEAD

LEGEND

1. OVERHEAD TRAIL WAYFINDING
2. DRINKING FOUNTAIN
3. TRASH RECEPTACLES
4. BENCH SEATING
5. PICNIC TABLES
6. BIKE RACKS
7. BIKE SERVICE STATION
8. SIDEWALK
9. HIKING TRAIL

EXHIBIT 3-9 TRAIL HEADS AND SIGNAGE DETAILS

3.4 PUBLIC FACILITIES

Sewer and water service is provided to the Skyline Heights Specific Plan area under the jurisdiction of the City of Corona's Utilities Department.

Services and utilities for Skyline Heights will be provided through the overall development of the project by participating builders and developers. This Public Facilities section describes the general location, usage, and capacities of all services and facilities, which will be provided to the Skyline Heights community including water, reclaimed water, wastewater, and drainage. Conceptual Master Plans for water, reclaimed water, sewer, and drainage have been prepared to identify facilities needed for ultimate development of this project.

The Conceptual Utility Services Plans are included with this document as Sections 3.4.1, 3.4.2, 3.4.3, and 3.4.4.

3.4.1 Domestic Water Facilities

Background

Domestic water service for the Skyline Heights development will be served by the City of Corona and will be served by connecting to existing facilities and expanding the existing system. There is an existing 16-inch Zone 4 water line in Foothill Parkway, adjacent to the project site. This line has been extended to Mabey Canyon Road and dual 12-inch Zone 4 lines are installed in Mabey Canyon Road, north of Foothill Parkway. A 16-inch Zone 4 line is extended off Mabey Canyon Road to the Avenida Del Vista Reservoir site. The Avenida Del Vista Reservoir is located just north of Foothill Parkway, has a capacity of 1.6 million gallons and a high water line elevation of 1220 feet. Zone 4 is not proposed to provide direct service to any development within the Skyline Heights project, but it does provide a source of supply to the area.

Each residential unit will have its own individual water service and meter connected to the public water distribution system. Water service laterals and meters are to be located within the public right-of-way or within a public utility easement. Residential parkway landscaping will be irrigated with potable water supplied by the domestic water meter for the residence. Common landscaped areas such as HOA slopes shall have their own irrigation services and meters. These services and meters shall be located in public right-of-way or within a public utility easement.

There is an existing 16-inch Zone 5 water line in Foothill Parkway, adjacent to the project site. This line has been extended from the Zone 5 system to the southeast north to Green River Road. In the vicinity of the Project site, the Zone 5 system provides service to the residential tract that is adjacent to the southeast project boundary. The Zone 5 system also provides service to small pockets of development on the east side of Foothill Parkway. There are two existing Zone 5 reservoirs located southeast of the Project. The Eagle Glen Reservoir has a capacity of 2.0 million gallons and a high water line elevation of 1380 feet. The Gilbert Reservoir has a capacity of 4.7 million gallons and a high water line elevation of 1380 feet. The Zone 5 reservoirs are supplied by the Lester Booster Station, the Border Booster Station, and the Eagle Glen Booster Station.

Skyline Heights is located within Pressure Zones 5 and 6A. These pressure zones are shown on ***Exhibit 3-10, Conceptual Domestic Water Plan***, and further defined as follows:

Water Pressure Zone	Max Service Elevation	Min Service Elevation
Zone 5 (1,380)	1,260	1,100
Zone 6A (1,560)	1,440	1,260

Conceptual Project Water Plan

The only area of the Project that can receive service from the Zone 5 system is the proposed development at the north end of the Project, north of Mabey Canyon. In updated City master planning efforts, the City has identified the need for an additional Zone 5 reservoir in this area to hydraulically balance the system with development in this area being located a significant distance from the existing Zone 5 storage tanks. The City has requested that a site for a 2.5 million gallon Zone 5 reservoir be located within the central portion of the Project site. A transmission line from the existing line in Foothill Parkway to the reservoir site is also be required.

The majority of the Project is above the service elevation range of the Zone 5 system and a new Zone 6A is proposed to be formed to serve the Project. The Zone 6A system will be formed by pumping from the new Zone 5 reservoir to an onsite Zone 6A tank with a proposed high water line elevation of 1560 feet. The Zone 6A tank is being sized to serve the Skyline Heights project only and requires a capacity of 0.372 million gallons so a 0.6 million-gallon tank is proposed.

The facilities proposed to serve the project's domestic water demands are based on the needs of the two pressure zones and Corona DWP's requirements for looping and valving. Final water demand and design of the proposed water lines/facilities shall be determined by the final Water Assessment approved by the City of Corona.
A more detailed description of improvements by pressure zone is provided below.

a. Zone 5

The Zone 5 area of the project is proposed to be served by making connections to the existing 16-inch Zone 5 line in Foothill Parkway. In order to provide redundancy to this area of development, two connections are proposed to the line in Foothill Parkway with dual lines extended into the development area. Proposed development pad elevations in this area of the project range from 1185 feet to 1215 feet, resulting in maximum static pressures ranging from 71 psi to 84 psi with service from the Zone 5 system.

The City of Corona 2005 Master Plan indicates that the existing Zone 5 reservoirs have surplus capacity. This surplus capacity could be used to meet the 0.05 MG storage needs of Zone 5 development within the Project. In updated City master planning efforts, however, the city has identified the need for an additional Zone 5 reservoir in this area to hydraulically balance the system with development in this area being located a significant distance from the existing Zone 5 storage tanks.

The City has requested that a site for a 2.5 million gallon Zone 5 reservoir be located within or adjacent to the Project site. A transmission line from the existing line in Foothill Parkway to the reservoir site would also be required. The Developer will be responsible for the fair share of costs of the construction of the Zone 5 reservoir.

b. Zone 6A

The Zone 6A system will be formed by pumping from the new Zone 5 reservoir to an onsite Zone 6A tank with a proposed high water line elevation of 1560 feet. The proposed range of pad elevations in the service area is 1218 feet to 1412 feet which results in maximum static pressures ranging from 64 psi to 148 psi with service from the Zone 6A tank.

The Zone 6A tank is being sized to serve the Skyline Heights project only and requires a minimum capacity of 0.372 million gallons so a 0.6 million-gallon tank is proposed. The Zone 6A Booster Station is proposed to be located at the Zone 5 Reservoir site and must have a minimum capacity of 215 gpm to meet the maximum day demands of development within the service area. A booster station with a capacity of 500 gpm is proposed and will consist of a duty pump and standby pump, each rated for this capacity.

Metropolitan Water District

An existing Metropolitan Water District water line (MWD Lower Feeder) traverses the City parcel adjacent to Green River Road. This 108-inch water line provides District water to Orange County. The Skyline Heights entrance road must cross the line pursuant to the requirements and recommendations of the Metropolitan Water District. The project proposes a bridge structure over the water line, which is intended to reduce impacts and protect of the MWD water line.

Currently the majority of the project is located within the Service Area Boundary of MWD and the Western Municipal Water District (WMWD). However, the most southerly portion of the property, Assessor Parcel No. 275-020-005, is currently located outside of the Service Area Boundary. This parcel is located within the sphere of inference of both districts. Prior to map recordation to this portion of the project this parcel must be annexed into both the MWD and the WMWD service areas.

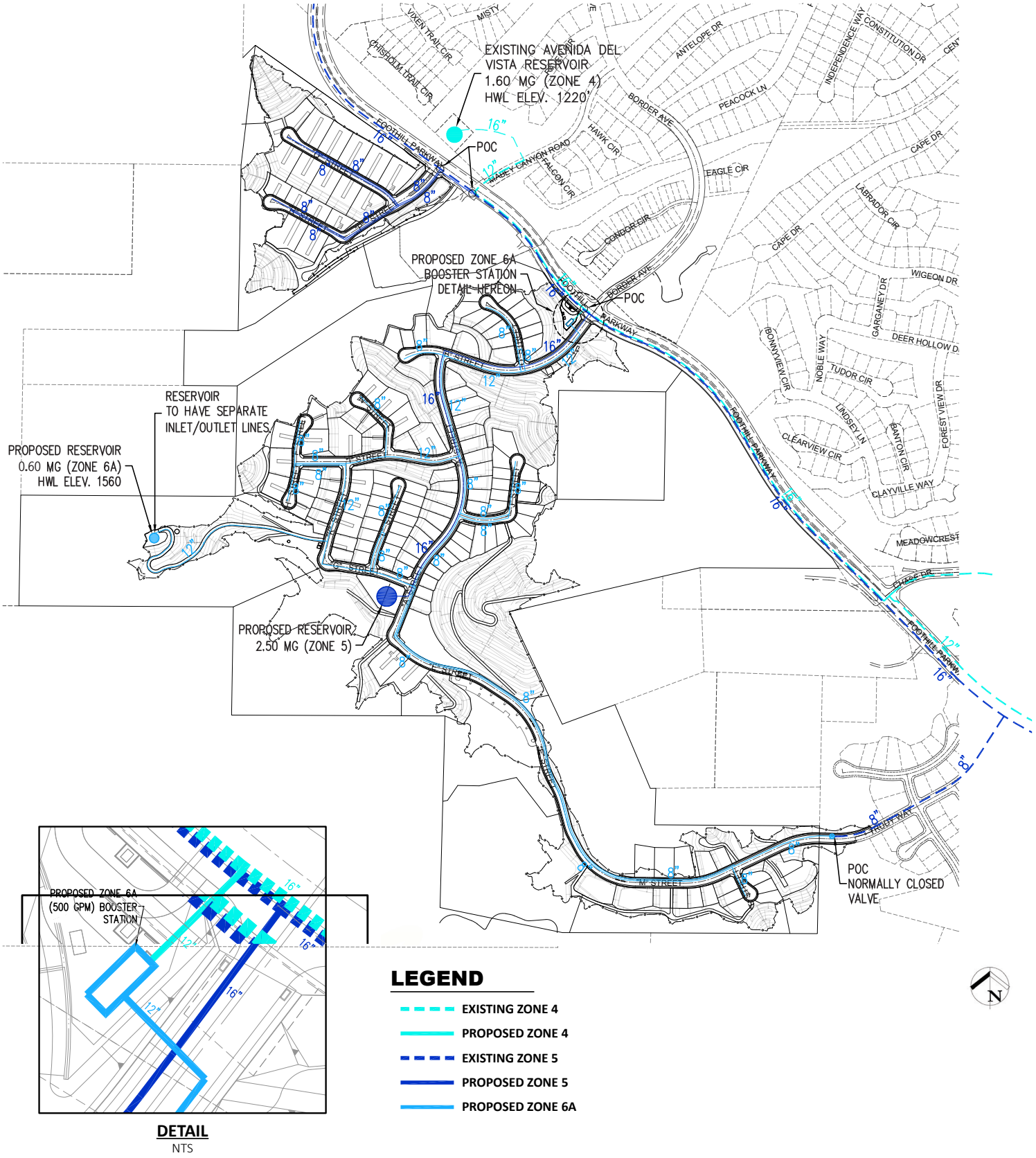


EXHIBIT 3-10 CONCEPTUAL DOMESTIC WATER PLAN

3.4.2 Reclaimed Water Facilities

Reclaimed water service for Skyline Heights will be provided by the City of Corona and will include connections to existing facilities and development of new facilities. The 1380 Zone (Zone 3) is currently supplied by the WRF 3 Booster Station and Border Avenue Booster Station. The primary source of Zone 3 reclaimed water in the vicinity of the project is the 12–inch waterline in Foothill Parkway adjacent to the project. The project will connect to the existing 12-inch line at two locations and extend reclaimed water to the project.

The Phase 1 portion of the project can receive service directly from the 1380 Zone. Phase 2 and Phase 3 will require service from a newly formed 1650 Zone. A connection to the existing 12-inch will be made at the entry to Phase 1 and a new reclaimed water line will be extended into the project to serve this area. A second connection will be made at Border Avenue and extended into the project. A proposed 1380/1650 Zone closed booster station is proposed along Border Avenue within the project to boost pressures in the system to supply reclaimed water to the upper elevations of the project. See ***Exhibit 3-11, Conceptual Reclaimed Water Plan*** for facility locations.

The primary use of reclaimed water for the project with be for the landscape irrigation of HOA slopes and CFD irrigated areas. Reclaimed water will also be used for landscaping at the park site. The backbone reclaimed water system will be extended to the location of the landscape meters. The onsite reclaimed water system will be public and will be operated and maintained by the City of Corona. Reclaimed water services will be located in public right-of-way or within a public utility easement.

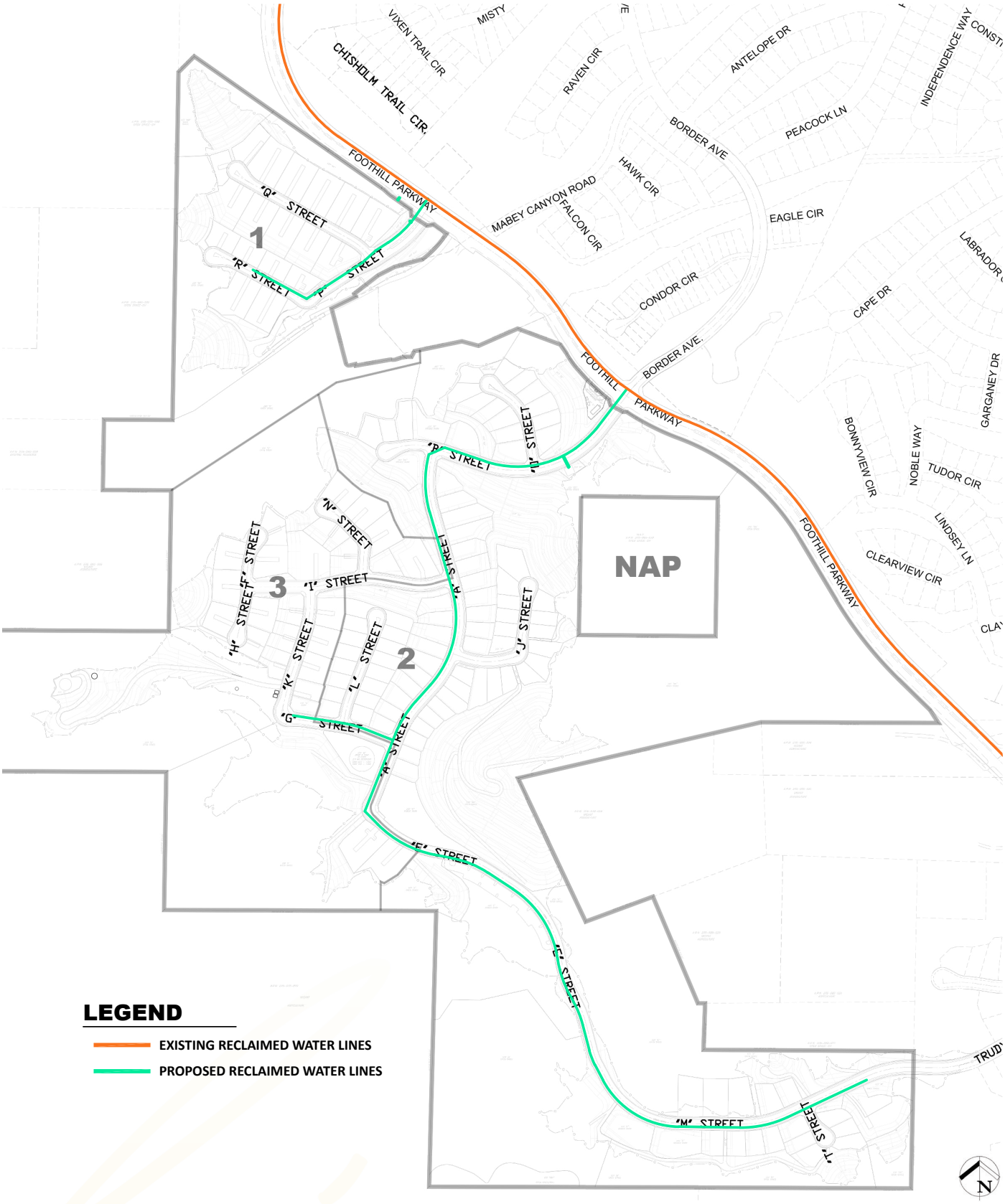


EXHIBIT 3-11 CONCEPTUAL RECLAIMED WATER PLAN

3.4.3 Conceptual Wastewater Master Plan

Skyline Heights is located within the City of Corona Master sewer collection system that is tributary to the City's Wastewater Treatment Plant No. 1. This plant has a capacity of approximately 13.5 mgd and the City has determined that this treatment plant has capacity to serve Skyline Heights. A gravity sewer system will be developed to provide sanitary sewer service to all proposed lots within Skyline Heights.

The project site is broken up into three drainage areas. The northern drainage area consists of the proposed 104 lots within Phase 1 of the Project. Flows from these lots are proposed to include an offsite sewer line in Foothill Parkway and Mabey Canyon Road to the existing 8-inch sewer line in Mabey Canyon Road. The central portion of the project consists of the majority of Phase 2 and all of Phase 3 and flow from this area will be conveyed to Foothill Parkway at Border Avenue. An offsite 8-inch sewer line is proposed to convey flow north in Border Avenue to the existing 8-inch sewer line. The southern area of the project includes 17 units within Phase 2 that will convey sewer south to the existing sewer line in Trudy Way. ***See Exhibit 3-12, Conceptual Wastewater Plan***.

Flows from 104 units will be connected to the existing system at Mabey Canyon Road. Flows from 155 units will be connected to the existing system at Border Avenue. Flows from 17 lots will be connected to the existing system at Trudy Way.

Sewer from the project will be conveyed through several miles of existing offsite sewer lines to get flows to Treatment Plant 1.

The City of Corona is in the process of updating their Sewer Master Plan. As part of that effort, the City evaluated the impact of the project flows on the offsite sewer system.

This sewer system shall be constructed in accordance with the City of Corona Utilities Department standard requirements and design criteria. The sewer system shall consist of 8- inch sewer mains, service laterals and manholes, which will be located within a dedicated public sewer and water easement within the private street system of the project. This wastewater system is expected to be owned and operated by the City of Corona.

Each residential unit will have its own individual sewer service lateral connected to the public sewer collection system. Sewer service laterals are to be located within the public right-of-way or within a public utility easement.

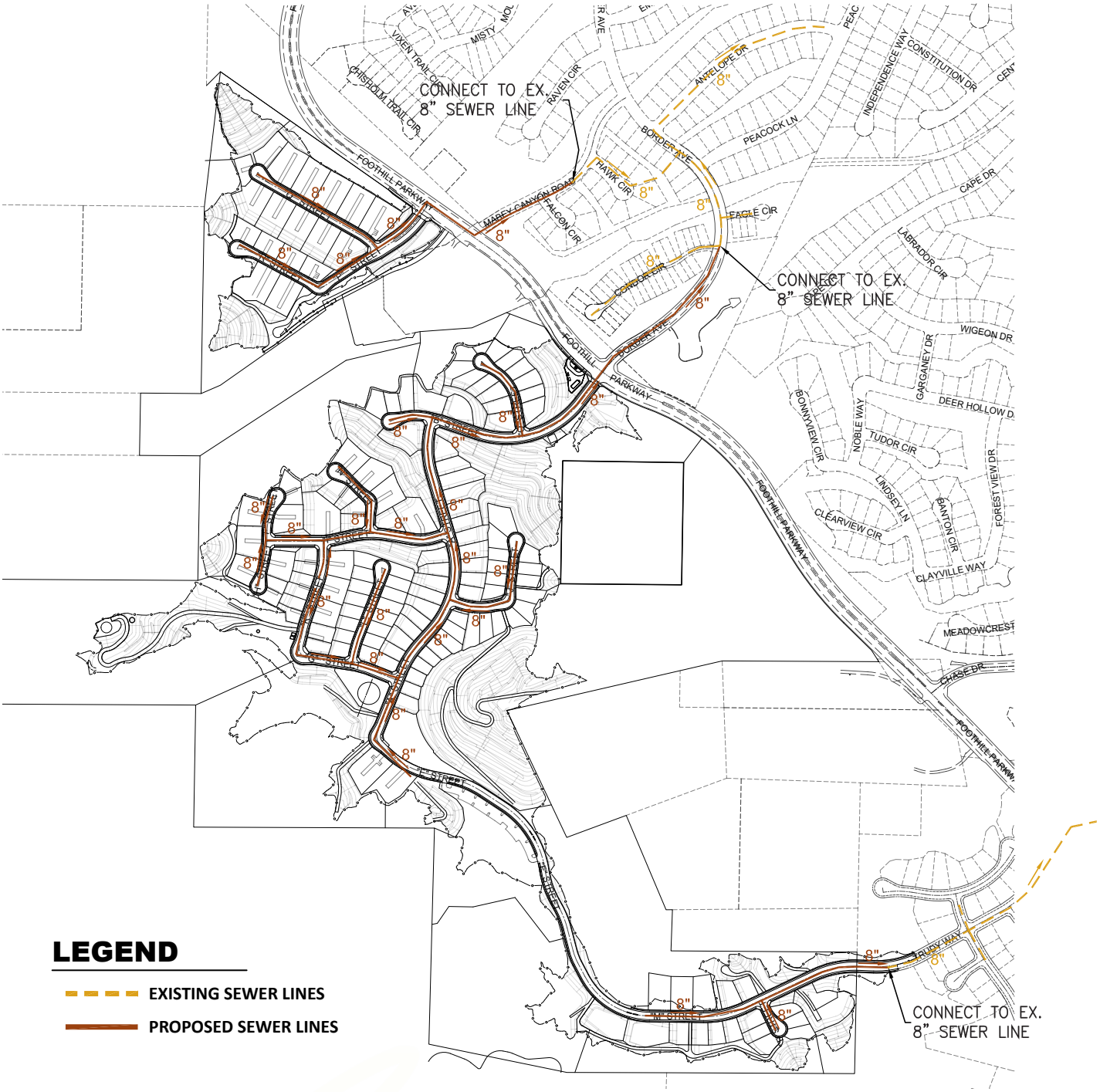


EXHIBIT 3-12 CONCEPTUAL WASTEWATER PLAN

3.4.4 Conceptual Drainage Master Plan

1. Existing Drainage Conditions

The existing condition of the site consists of hillside terrain with distinct ridges and canyons. The majority of the site is tributary to the west through three minor canyons, which discharge into existing drainage facilities. The high point ridge between the two tributaries primarily divides the project envelope into north and south halves. The remainder of the site, that outside of the development envelop and is not tributary to the two minor canyons described above, will remain undeveloped and undisturbed leaving the existing drainage patterns undisturbed.

2. Drainage Plan

A storm drain system will be constructed in conjunction with the grading of Skyline Heights. This storm drain system will be a publicly maintained system and will be designed in accordance with the standard requirements of the City of Corona.

This storm drain system is illustrated on ***Exhibit 3-13, Conceptual Storm Drain Plan***. This system will consist of drainage inlets to intercept runoff from the undeveloped open space areas, catch basins within the roadways to intercept runoff within streets, storm drain structures and manholes, storm drain pipelines and outlet facilities into four proposed water quality basins. These basins will discharge into four existing inlet facilities and the city storm drain system. At both discharge points to the city system, the existing capacities for each storm drain system should be able to adequately accept the site's 100-year flow rates. Therefore, no flood control detention basins are proposed on site.

Planning Area 2 is undeveloped at this time and has a separate tributary drainage area than Planning Area 1. As such, a majority of the runoff from this area will maintain its current route but, a small portion of the developed increased runoff will be routed through the Planning Area 1 storm drain system. Planning Area 2 will be required to independently treat their developed flows per current city ordinances and stormwater permits.

3. Water Quality

A Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) shall be provided in accordance with the requirements of the City of Corona and the Regional Water Quality Control Board.

Skyline Heights will comply with the current water quality requirements and regulations from these agencies[(1)].

Best Management Practices (BMP's) shall be implemented for Skyline Heights to provide water quality protection during grading operations, construction activities and post construction activities. Permanent BMP's for post construction mitigation shall primarily 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, will be identified in the development of the site-specific SWPPP and WQMP for this project.
All water quality facilities shall be maintained by the HOA. The proposed BMP's for Skyline Heights are illustrated on the Conceptual Storm Drain Master Plan.

Planning Area 2 will be required to treat runoff for pollutants to the maximum extent practicable per city ordinance and stormwater permits.

(1) Per current County of Riverside adopted WQMP addressing post-construction urban runoff from New Development projects within the Santa Ana River Drainage Area Management Plans (DAMPs). The municipal separate storm sewer system National Pollutant Discharge Elimination System permit (MS4 Permit) applicable within Riverside County is: Order No. R8-2002-0011, NPDES No. CAS 618033 adopted by the Santa Ana Regional Water Quality Control Board on October 25, 2002.

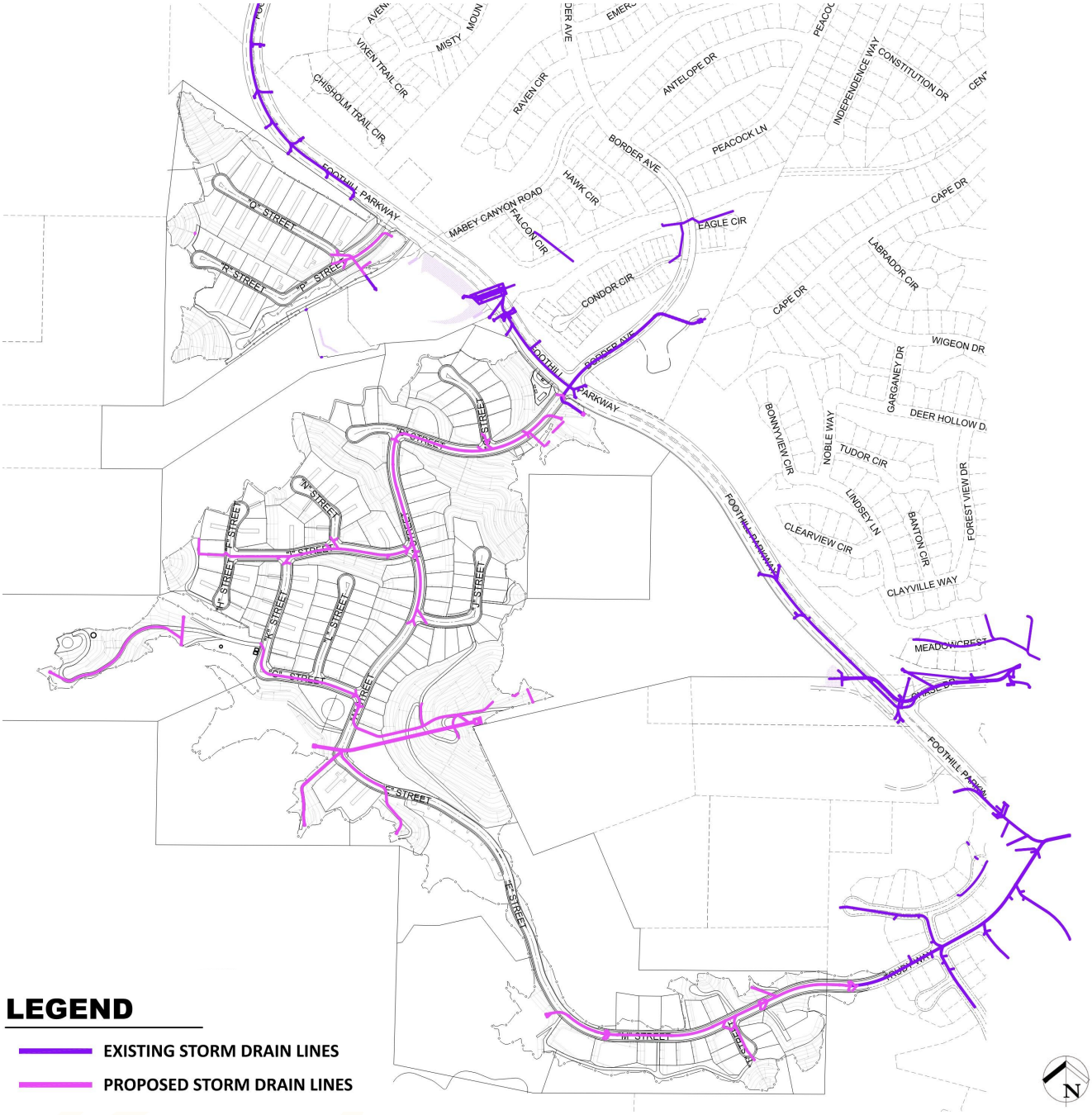


EXHIBIT 3-13 CONCEPTUAL STORM DRAIN PLAN

3.4.5 Fire and Police Protection

Fire Protection

Fire Protection will be provided by the City of Corona Fire Department. Fire Station 6 is the closest fire station, located at 110 W Upper Drive, Corona, CA, and will provide service for the Skyline Heights Specific Plan area.

The project will comply with the City of Corona Fire Department regarding design standards and fire protection requirements. Because Skyline Heights is within the Wildland Interface Zone, fuel modification areas are required for any structures adjacent to natural open space, on- or off-site.

Police Protection

Police protection will be provided by the City of Corona Police Department. Police services will be from the main police station located at 730 Public Safety Drive in downtown Corona.

3.4.6 Public Facilities Requirements

The following public facilities requirements shall apply to all development areas of Skyline Heights:

1) Utility easements will be provided as required to facilitate an safe and efficient service network within the project area.
2) Except for high voltage transmission lines (34 KV and larger), all utility lines shall be underground.
3) All flood controlling measures shall be provided in accordance with the requirements of the City of Corona.

3.4.7 Public Schools

The designated school district for the Skyline Heights Specific Plan area is Corona/Norco Unified School District, which serves grades K-12.

3.4.8 Public Utilities

Southern California Edison and Southern California Gas Company are the designated providers for electricity and natural gas, respectively.

3.5 GRADING CONCEPT

All grading shall be in conformance with the City of Corona Grading Ordinance and the Visual Resource Policies of the General Plan. The conceptual grading design for Skyline Heights is intended to achieve several project objectives including:

- Create a scenic living environment for residents.
- Be responsive to the natural landforms both on and off-site.
- Ease the visual impacts of grading.
- Stabilize manufactured slopes.

To achieve these objectives a number of techniques have been incorporated into the grading design of the project, including contouring techniques, which soften the visual appearance of manufactured slopes, and rounding of tops and toes of slopes. Landscaping will also be used to provide visual softening of slope areas.

The following guidelines and standards provide general direction to grading design as related to drainage, landforms and contour grading. The primary focus of these guidelines and standards is to ease the visual impacts of grading through the preservation of natural landforms and foster approaches to landform alteration, which are sensitive to the existing topographic features.

3.5.1 Grading Guidelines

The following guidelines will govern all Skyline Heights grading operations:

1) Skyline Heights shall comply with the Corona General Plan hillside preservation policies by clustering development and preserving the steeper slopes in natural open space.

2) Where cut and fill slopes are created in excess of four (4) feet in vertical height, detailed landscaping plans shall be submitted to the City of Corona per Corona Municipal Code Chapter 17.70. These plans shall be submitted as part of the landscape plans required for subdivision.

3) The applicant and/or developer shall be responsible for the maintenance and upkeep of all slope planting and irrigation systems until such time as those operations are the responsibility of other parties.

4) Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

5) No grading shall extend outside of the Specific Plan boundary into the Cleveland National Forest. No off-site grading on private property shall occur without both the property owner's written consent and the establishment of a maintenance program for the subject area approved by the City. All biological resources mitigation shall be implemented prior to any grading and/or fuel modification activities.

6) The applicant shall obtain any required permits and/or agreements from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife prior to the issuance of grading permits within the project.

7) Over-excavation of compressible overburden materials may be needed during grading, prior to fill placement thereon.

8) A 40-scale grading plan review report shall be prepared for each tract and/or development proposal by the geotechnical and engineering geologic consultant for the project. These reports shall be submitted to the City of Corona for review and approval, prior to the issuance of any grading permits for this project.

9) Retaining and/or crib walls may be permitted when they result in either a significant reduction in manufactured slope area and/or increase in the usable site area and are determined to be practical, (i.e., areas of rock outcroppings and steep slopes).

10) Manufactured slopes over 30 feet in vertical height should be treated with special aesthetic techniques to reduce visual impacts, which could include:

- Use of natural colors and materials on all or portions of the slope;
- Design bench drains to reduce visual impacts; and

- Other methods that are appropriate for specific site conditions. These techniques should not create additional grading.

11) Slopes requiring special erosion control or fire prevention shall be designed for ease of maintenance.

12) Maximum steepness of exposed cuts and fills shall not exceed 2:1 unless otherwise recommended by a soils engineer and approved by the City Engineer.

13) Existing disturbed areas not proposed for development shall be revegetated with indigenous plant material pursuant to the fuel modification program.

14) All common maintenance slopes shall be provided adequate maintenance access and paths to the approval of the Public Works and Planning Department.

15) The type of erosion control protection will depend on the materials exposed at the slope surface and shall be addressed when that can be determined.

16) Geotechnically acceptable methods of slope erosion control shall be used to protect the slopes from erosion until a healthy plant growth can be established.

17) Daylight cuts should be used where possible.

3.6 PHASING

Skyline Heights may potentially develop in two phases. ***Exhibit 3-14, Construction Phasing*** depicts each of the infrastructure improvements for each phase. Adjustments to the construction phasing of the Skyline Heights Project Site may be approved by the Planning Director pursuant to Section 6.9 of this Specific Plan, provided that the related infrastructure is adequately in place. Infrastructure construction phasing will be provided as needed for each individual phase. Although the entire site will be graded in Phase 1, along with the drainage facilities required to manage the storm flows, the remaining infrastructure items like sewer and water facilities and access will be constructed as shown on ***Exhibits 3-10 to 3-13***.

All of the associated infrastructure including retention basins, water tanks, booster stations within the boundary areas of Phase 1 and Phase 2 will be developed concurrently with that Phase. All improvement plans will be reviewed and approved by the City of Corona.

As phasing of subsurface utilities and infrastructure are constructed, consideration for future phased nearby facilities shall be considered so as to not create future obstructions or interruptions of service. Phasing shall be completed in order; Phase 1 will precede Phase 2.

3.7 OFF-SITE IMPROVEMENTS

Off-site improvements identified below shall be completed during the appropriate phase of construction and as it becomes needed for the development. Adjustments to phasing may be allowed if the appropriate agency agrees.

3.7.1 Drainage Improvements

Drainage improvements include the extension of on-site storm drain facilities to join existing inlets now maintained by the City's LMD along with the acquisition of needed property for the proposed basins. Maintenance of proposed improvements shall be by the homeowner's association.

3.7.2 Additional Improvements

Additional off-site improvements include grading, slopes, landscaping, retaining walls, crib walls, and drainage devices within the City's LMD Lot to provide for the construction of the entry road (Skyline Heights Drive), development of the proposed park site, and construction of graded slopes.

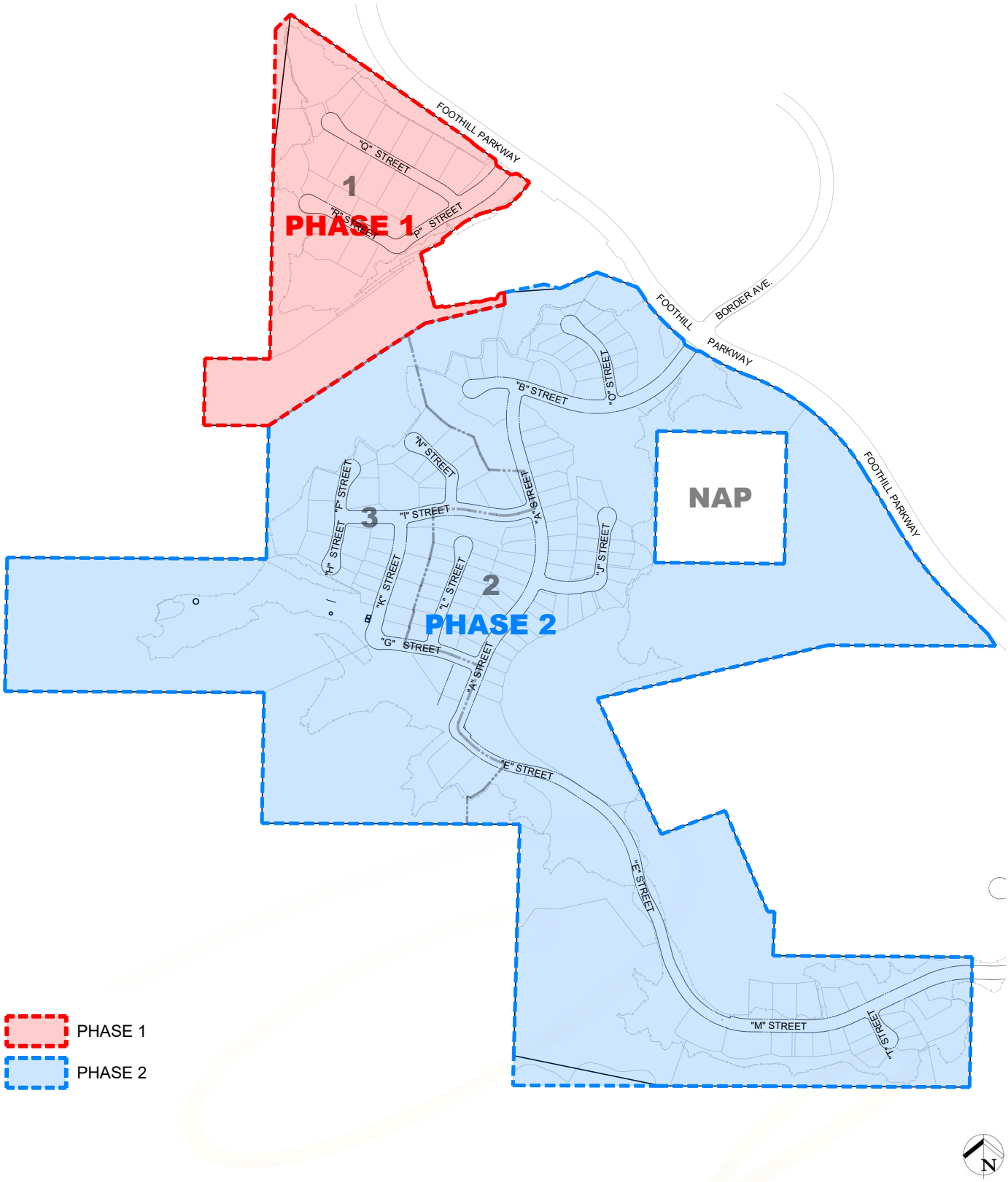


EXHIBIT 3-14 CONSTRUCTION PHASING

SECTION 4 - DEVELOPMENT REGULATIONS

4.1 INTRODUCTION

The purpose of this section is to establish the development regulations governing the approved land uses within the Skyline Heights Specific Plan area. All future developments within the Specific Plan area shall comply with these development regulations. Where the Specific Plan is silent and no specified regulations are included in the Specific Plan, future developments shall comply with the regulations and standards of the City of Corona Zoning Ordinance, Title 17 of the Corona Municipal Code (CMC).

The provisions contained herein shall regulate design and development within the Skyline Heights Specific Plan. The regulations contained herein establish the minimum standards and requirements for development of residential uses and landscaping. Refer to ***Exhibit 3-1, Land Use Plan***.

These regulations and general site planning standards in this section are required, along with the Community Design Guidelines in Section 5, in order to enable users of the Specific Plan to understand its intent and apply the development regulations to ensure the implementation of a high quality planned development and allow for flexibility in design in order to fulfill the vision of the City.

4.2 DEFINITION OF TERMS

The meaning and construction of words and terms shall be the same as provided in the City of Corona Zoning Ordinance, Title 17 of the CMC unless otherwise specifically provided for herein.

4.3 GENERAL STANDARDS

The following site planning standards apply to the entire Specific Plan area as noted:

1) When site planning standards are not addressed in this Specific Plan, the Corona Municipal Code, Zoning Ordinances, and other applicable city regulations shall govern future site design, development, and construction within the Skyline Heights Specific Plan.

2) In situations where the regulations contained in this Specific Plan conflict with the Regulations of the Corona Municipal Code, the regulations of the Skyline Heights Specific Plan shall take precedence.

3) All development projects shall be consistent with these standards and with the Skyline Heights Specific Plan Community Design Guidelines described in Section 5, “Design Guidelines” of the Skyline Heights Specific Plan. Development projects shall also be consistent with the City of Corona Residential Design Guidelines.

4) Subsequent approval of a Precise Plan pursuant to Chapter 17.91 of the Corona Municipal Code shall be required for all residential developments within the Specific Plan area.

5) The approved Skyline Heights Land Use Plan shall be displayed in all residential sales offices for new homes and will be provided to prospective homebuyers upon request. This requirement is to be enforced by any future builder constructing homes within Skyline Heights.

4.4 RESIDENTIAL PLANNING AREAS

4.4.1 Permitted Uses

The following uses are permitted in the Single Family Detached (SFD) and Single-Family Detached (SFD) Cluster districts in Skyline Heights Specific Plan:

1) Single-family detached dwellings, subject to the development standards in ***Table 4-2***.
2) Single-family detached condominiums, subject to the development standards in ***Table 4-1 or 4-3***.
3) Active and passive open space, subject to the specific permitted uses in Section 4.7.1 and development standards in Section 4.7.4.
4) Public and private recreational facilities as described in the Skyline Heights Specific Plan.
5) Utility easements or rights of way, including drainage and access easements.
6) Fuel modification.
7) Non-commercial keeping of pets in accordance with the Corona Municipal Code, except for horse keeping.
8) Ground water management basins.
9) Other uses which are found to be compatible with the uses above and approved by the Planning Director.

4.4.2 Accessory Uses Permitted

The following accessory uses are permitted in the SFD and SFD Cluster in Skyline Heights Specific Plan:

1) Model homes and corresponding signage and facilities, subject to a Model Home Permit pursuant to the requirements in Chapter 17.98 of the Corona Municipal Code.
2) Home occupations, including small and large family daycares, pursuant to the requirements in Chapter 17.80 of the Corona Municipal Code.
3) Accessory Dwelling Units (ADU), pursuant to the requirements in Chapter 17.85 of the Corona Municipal Code.

4.4.3 Conditional Uses

The following uses may be permitted subject to a conditional use permit.

1) Places of worship including but not limited to churches and synagogues.
2) Public facilities other than those identified within this Specific Plan.
3) Communication equipment, including cellular towers
4) Other uses per Chapter 17.92.030 of the CMC.

4.5 RESIDENTIAL DEVELOPMENT STANDARDS

This section includes the development of residential single family detached dwelling units. The development standards for residential single-family detached dwelling units establish the minimum criteria for the development of these product types within the residential districts specified within the Skyline Heights Specific Plan.

Specific standards for each of the residential housing types are described on the following pages in in ***Tables 4-1*** to ***4-3*** and their corresponding exhibits.

Skyline Heights Specific Plan is a hillside development. Residential neighborhoods (Planning Areas) have been carefully sited to fit within the existing topography in order to minimize impacts on existing landforms and ridge lines, preserve natural open space and generally reduce and balance grading operations on-site.

In order to fit the existing topographic constraints, many typical four and eight unit cluster lots have been plotted in smaller or partial clusters with irregular lot shapes. Minimum lot sizes for cluster lots is 7,200 square feet and front, side and rear yard setbacks shall conform to the following yard setback diagrams.

4.6 SIGNS

All signage within the Specific Plan area shall comply with the requirements of the City of Corona Municipal Code, except as specified under Section 5, 'Design Guidelines' herein.

4.6.1 Walls, Fences and Landscaping

1) Fences and walls shall be designed according to the standards and guidelines set forth in Corona Municipal Code and Section 5, "Design Guidelines" of the Skyline Heights Specific Plan.

2) Front yard landscaping, including automatic irrigation systems, shall be installed by the developer or builder prior to issuance of a Certificate of Occupancy. Front yard landscaping shall comply with the City's residential landscape Design Guidelines and Chapter 17.70 of the Corona Municipal Code.

3) Manufactured and natural slopes shall be maintained in conformance with the landscape plan and fuel modification guidelines described in Section 5, "Design Guidelines" of the Skyline Heights Specific Plan.

PA 1 – SFD CLUSTER HOMES	
Lot Criteria	
Minimum lot Area (sq. ft.)	7,200
Minimum Exclusive Use Area per Unit (sq. ft.)	2,700
Minimum Lot Width	60’
Minimum Lot Depth	90’
Minimum Living Area Requirement exclusive of garages, porches and patios (sq. ft.)	1,000
Minimum Setbacks [1, 2]	
Note: Setbacks shall be measured from the property line to the Main Structure, unless specified otherwise in this table.	
Front Yard Setback (adjacent to a street)	10’
Side Yard Setback (adjacent to a street)	10’
Side Yard, Interior [2]	5’
Rear Yard Setback	5’
Living Area Setback From A Shared Private Drive	5’
Garage Setback From A Shared Private Drive	18’
Patio / 2nd Story Deck	5’
Maximum Lot Coverage	
Maximum Lot Coverage	60%
Minimum Building Separation	
Between Main Structures, Interior Conditions[2]	8’
Between Main Structures, Rear to Rear	10’
Between Main Structures, Front to Side	10’
Between Garage Doors	30’
Maximum Building Height (Main and Accessory Structures) [3]	
1 Story	25’
2 Story	35’
Walls, Fences and Hedges [4]	
Maximum Height within Required Front Yard Setback	3’
Maximum Height at Interior or Rear Property Line	6’
Parking [5]	
Minimum Number of Parking Spaces Required Per Unit	2

Footnotes:

1. *Architectural projections may project a maximum of 3’ into required front, rear or side setback areas; however, in no case shall such projection be closer than 3’ to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.*
2. *Interior side yard setbacks to be reduced to 4’ if combined into one yard with 8’ wide clear area.*
3. *Architectural projections may exceed the maximum building height by an additional 10%.*
4. *Walls may exceed 6’ in height and pilasters may exceed 6’-6” in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Walls, fences, hedges and similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3’ in height in any required front yard.*
5. *All parking spaces to be within an enclosed garage with a minimum clear dimension of 20’ x 20’ for two spaces and 10’ x 20’ for single or tandem spaces.*

TABLE 4-1 PA 1 - SFD CLUSTER HOMES



EXHIBIT 4-1 TYPICAL SFD CLUSTER

PA 2 – SFD CONVENTIONAL HOMES	
Lot Criteria	
Minimum lot Area (sq. ft.)	7,200
Minimum Exclusive Use Area per Unit (sq. ft.)	N/A
Minimum Lot Width	60’
Minimum Lot Depth	90’
Minimum Living Area Requirement exclusive of garages, porches and patios (sq. ft.)	1,000
Minimum Setbacks [1]	
Note: Setbacks shall be measured from the property line to the Main Structure, unless specified otherwise in this table.	
Front Setback	
• Living Area	10’
• Front Porch	8’
• Street Facing Garage	18’
Side Setback	
• From P/L	5’
• From Structure to Back of Sidewalk	10’
• Patio / 2nd Story Deck	5’
Rear Setback	
• From Main Structure	15’
• Garage	5’
• Patio Cover / 2nd Story Deck	5’
Maximum Lot Coverage	
Maximum Lot Coverage	55%
Maximum Building Height (Main and Accessory Structures) [2]	
1 Story	25’
2 Story	35’
Walls, Fences and Hedges [3]	
Maximum Height within Required Front Yard Setback	3’
Maximum Height at Interior or Rear Property Line	6’
Parking [4]	
Minimum Number of Parking Spaces Required Per Unit	2

Footnotes:

1. *Architectural projections may project a maximum of 3’ into required front, rear or side setback areas; however, in no case shall such projection be closer than 3’ to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.*
2. *Architectural projections may exceed the maximum building height by an additional 10%.*
3. *Walls may exceed 6’ in height and pilasters may exceed 6’-6” in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Walls, fences, hedges and similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3’ in height in any required front yard.*
4. *All parking spaces to be within an enclosed garage with a minimum clear dimension of 20’ x 20’ for two spaces and 10’ x 20’ for single or tandem spaces.*

TABLE 4-2 PA 2 - SFD CONVENTIONAL HOMES

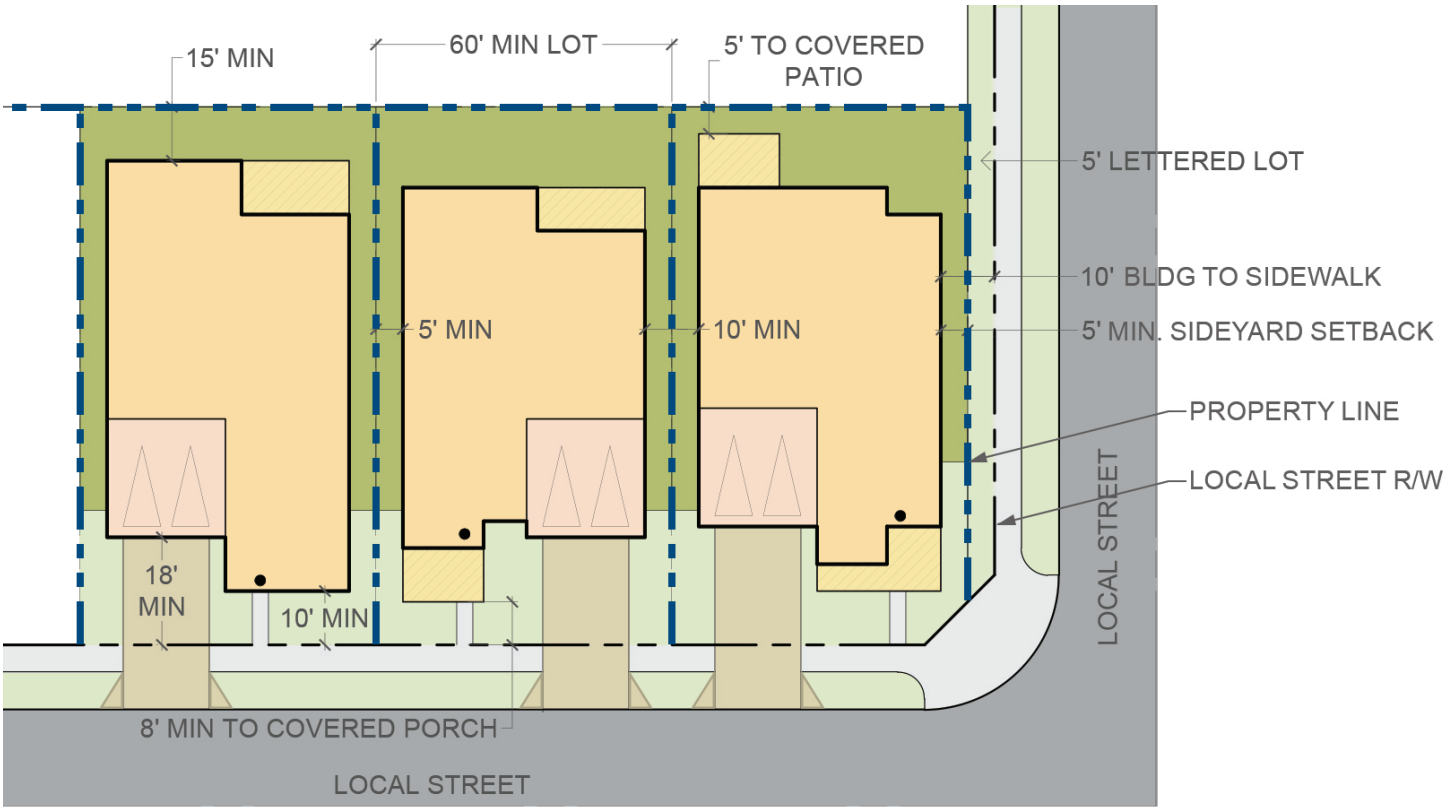


EXHIBIT 4-2 TYPICAL SFD CONVENTIONAL

PA 3 – SFD CLUSTER HOMES	
Lot Criteria	
Minimum lot Area (sq. ft.)	7,200
Minimum Exclusive Use Area per Unit (sq. ft.)	3,300
Minimum Lot Width	60’
Minimum Lot Depth	90’
Minimum Living Area Requirement exclusive of garages, porches and patios (sq. ft.)	1,000
Minimum Setbacks [1, 2]	
Note: Setbacks shall be measured from the property line to the Main Structure, unless specified otherwise in this table.	
Front Yard Setback (adjacent to a street)	10’
Side Yard Setback (adjacent to a street)	10’
Side Yard, Interior [2]	5’
Rear Yard Setback	5’
Living Area Setback From A Shared Private Drive	5’
Garage Setback From A Shared Private Drive	18’
Patios and Decks	5’
Maximum Lot Coverage	
Maximum Lot Coverage	60%
Minimum Building Separation	
Between Main Structures, Interior Conditions[2]	8’
Between Main Structures, Rear to Rear	10’
Between Main Structures, Front to Side	10’
Between Garage Doors	30’
Maximum Building Height (Main and Accessory Structures) [3]	
1 Story	25’
2 Story	35’
Walls, Fences and Hedges [4]	
Maximum Height within Required Front Yard Setback	3’
Maximum Height at Interior or Rear Property Line	6’
Parking [5]	
Minimum Number of Parking Spaces Required Per Unit	2

Footnotes:

1. *Architectural projections may project a maximum of 3’ into required front, rear or side setback areas; however, in no case shall such projection be closer than 3’ to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.*
2. *Interior side yard setbacks to be reduced to 4’ if combined into one yard with 8’ wide clear area.*
3. *Architectural projections may exceed the maximum building height by an additional 10%.*
4. *Walls may exceed 6’ in height and pilasters may exceed 6’-6” in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Walls, fences, hedges and similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3’ in height in any required front yard.*
5. *All parking spaces to be within an enclosed garage with a minimum clear dimension of 20’ x 20’ for two spaces and 10’ x 20’ for single or tandem spaces.*

TABLE 4-3 PA 3 - SFD CLUSTER HOMES

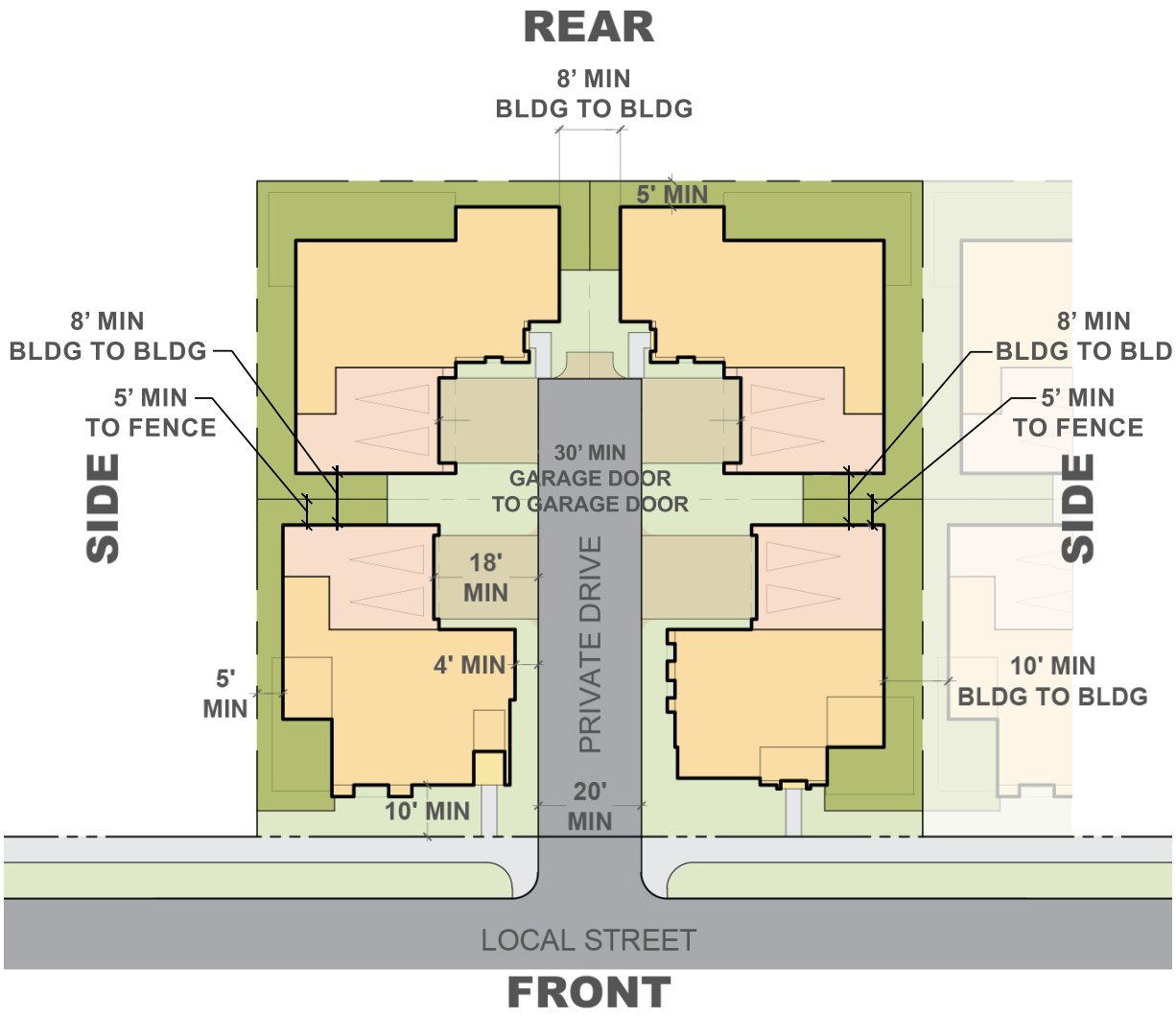


EXHIBIT 4-3 TYPICAL SFD CLUSTER

4.7 NATURAL OPEN SPACE AND PUBLIC PARKS

Land described as Open Space by the Skyline Heights Land Use Plan includes natural open space, manufactured open space, fuel modification zones, developed open space, trails, private parks and public park area surrounding the residential areas of the Specific Plan as shown on ***Exhibit 3-2, Parks and Open Space Plan***.

Development of natural or manufactured open space, fuel modification zones, trails, private parks and other recreational amenities within the Skyline Heights Community shall comply with the sections below. Public Parks shall be developed at the discretion of the City's Community Services Department.

4.7.1 Permitted Uses for Open Space: Natural and Manufactured Landscaped Slopes

The following uses are permitted in the Natural Open Space and Open Space Land Uses:

1) Access and service roads.
2) Remedial grading.
3) Trails.
4) Overlooks.
5) Utility and communication facilities, pursuant to the telecommunications facilities requirements in Chapter 17.65 of the Corona Municipal Code.
6) Utility easements or rights of way.
7) Fuel modification.
8) Public facilities as described in the Skyline Heights Specific Plan.
9) Other uses, which are found by the Planning Director to be compatible with the surrounding land uses within the Specific Plan and adjacent areas and consistent with the purpose and intent of the Open Space designations.

4.7.2 Permitted Uses for Private Park Areas

The following uses are permitted in the Private Parks:

1) Gazebos.
2) Tot lots.
3) Picnic areas and associated facilities, including barbeques.
4) Sports courts including basketball, tennis, soccer, or baseball.
5) Restroom facilities.

6) Access and service roads.

7) Remedial grading.

8) Trails.

9) Overlooks.

10) Utility and communication facilities, pursuant to the telecommunications facilities requirements in Chapter 17.65 of the Corona Municipal Code.

11) Utility easements or rights-of-way.

12) Fuel modification.

13) Water quality facilities.

14) Other uses, which are found by the Planning Director to be compatible with the surrounding land uses and consistent with the purpose and intent of the Open Space designations.

4.7.3 Prohibited Uses

The following uses are prohibited in the Open Space and Park Designations:

1) Residential Uses.

2) Commercial Uses.

3) Manufacturing Uses.

4.7.4 Open Space Development Standards

1) Lot Area: No minimum.

2) Maximum Building Height: 15 feet, except for public utility installations such as a communications tower.

3) Minimum Building Setbacks:

   a) Front Setback 10 feet.

   b) Side Setback 10 feet.

   c) Rear Setback 20 feet.

4) Access: Access ways shall not be developed for motorized vehicles, except for maintenance, fuel modification purposes in accordance with Section 3.2.3 of this Specific Plan, or emergency access roads and with the approval of the appropriate departments and agencies.

This page intentionally left blank

SECTION 5 - COMMUNITY DESIGN GUIDELINES

5.1 PURPOSE AND INTENT

The Skyline Heights Community Design Guidelines integrate architectural and landscape design standards, which establish and reinforce the overall theme and framework intended for the Skyline Heights Specific Plan. As guidelines, they provide a basis for developers and builders in preparing final project designs and they also provide criteria to be used by City staff when considering the appropriateness of future architectural and landscape design submittals.

The proposed project tract is located within a "Wildland-Urban Interface Fire Area" (Fire Hazard Severity Zone) as depicted in the City of Corona Fire and CalFire Maps. All new construction shall be designed to comply with requirements for materials and construction methods for exterior wildlife exposure (2022 CRC, section R337/2022 CBC, chapter 7A). Construction plans shall specify compliance on all parts of the plans as required, including but not limited to general notes, elevation views, and construction details.

A thoughtful design theme that establishes a cohesive community character and aesthetic treatment will help create a distinct sense of place for Skyline Heights. The architectural and landscape elements identified in this section of the Specific Plan, when implemented, will establish a cohesive and attractive community within Skyline Heights.

The Community Design Guidelines serve the following functions:

1) Establishing architectural and landscape design guidelines for Skyline Heights.

2) Providing developers, builders and homeowners with guidelines and recommendations, to create and maintain a cohesive and harmonious aesthetic character and overall sense of place, while allowing for flexibility in interpretation to facilitate future innovations in planning, architecture, and landscape architecture that meet the intent of the City's General Plan and the Skyline Heights Specific Plan.

All design considerations, including access and circulation, visibility, building orientation, fuel modification, planting, lighting, and landscaping standards, shall be consistent with current adopted codes and reviewed through tract maps, precise plans, and design review as submitted to City staff.

The design concepts and associated community design guidelines are also intended to encourage quality design and development. The following overview of the design concepts provides a foundation for the interpretation of the community design, architectural character, and landscape treatment within the Skyline Heights Specific Plan.

5.2 ARCHITECTURAL DESIGN GUIDELINES

The purpose of the Architectural Design Guidelines section is to provide general design criteria for the residential component of Skyline Heights.

5.2.1 General Guidelines

This section includes design standards for residential development to encourage a safe and attractive pedestrian-oriented neighborhood environment and an interactive and interesting street character within Skyline Heights. The guidelines are intended to promote diverse mixture of homes compatible with the traditional themed community landscape elements. The general architectural character for Skyline Heights incorporates a variety of architectural styles that harmonize with the surrounding neighborhoods. These guidelines are not intended to require historically accurate design and detailing or rigid adherence to regional or period-style descriptions, but are intended to reinforce the community theme and ensure architectural compatibility and high-quality construction.

The overall community character and architectural theme of the Skyline Heights Specific Plan will be viewed from surrounding residential areas, from Foothill Parkway, and from accessible trails and natural open space vistas around the proposed development area. Within Skyline Heights, the community character will be defined by the aesthetics and quality of design, as it is viewed from public spaces such as local streets, sidewalks, open spaces, and both public and private parks. Therefore, the overall building form, including massing, scale, and roof designs as the primary design components, require careful articulation in their architectural expression to the public spaces.

The following appropriate and inappropriate architectural massing shall determine, if a development meets the general architectural criteria:

Appropriate:

1) Articulation of wall planes.
2) Projections and recesses to provide shadow and depth.
3) Well-defined entries.
4) Traditional architectural forms.

Inappropriate:

1) Vast expanses of wall surface without horizontal and vertical wall articulation.
2) Steeply pitched or flat roofs (more than 10:12 or less than 2:12).

The articulation of building facades and variation in rooflines creates visual interest, architectural identity, and a human scale in residential architecture. When developing building plans, consideration should be given to massing forms, architectural elements, features, and details that appropriately create an interesting street scene, reinforce the intended architectural style and provide a friendly, pedestrian character within each residential neighborhood.

Large, unarticulated building masses shall be avoided, with particular attention given to the scale of the building, the elevation character, context, and relationship to the street. Each house should incorporate details to create an enhanced entry, balanced and articulated front elevation. Architectural features such as accent roofs, building offsets and projections, fenestration/articulation, recesses and porches should be utilized to create an attractive neighborhood character to optimize visual interest and scale.

5.2.2 Site Criteria

Plotting Concepts

A range of dwelling unit sizes, floor plans, elevations, and unit sizes shall be provided within the Specific Plan area. The following criteria shall be considered when plotting single-family houses and detached condominium buildings:

1) A minimum of three (3) floor plans are required for a maximum of one hundred and fifty (150) lots. One (1) additional plan shall be required for every addition of sixty (60) lots. Three (3) elevations minimum shall be provided for each floor plan.

2) A floor plan/elevation shall not be used on adjacent lots along the same street more than two (2) times in a row, including reverse floor plans, unless approved by the Planning Department.

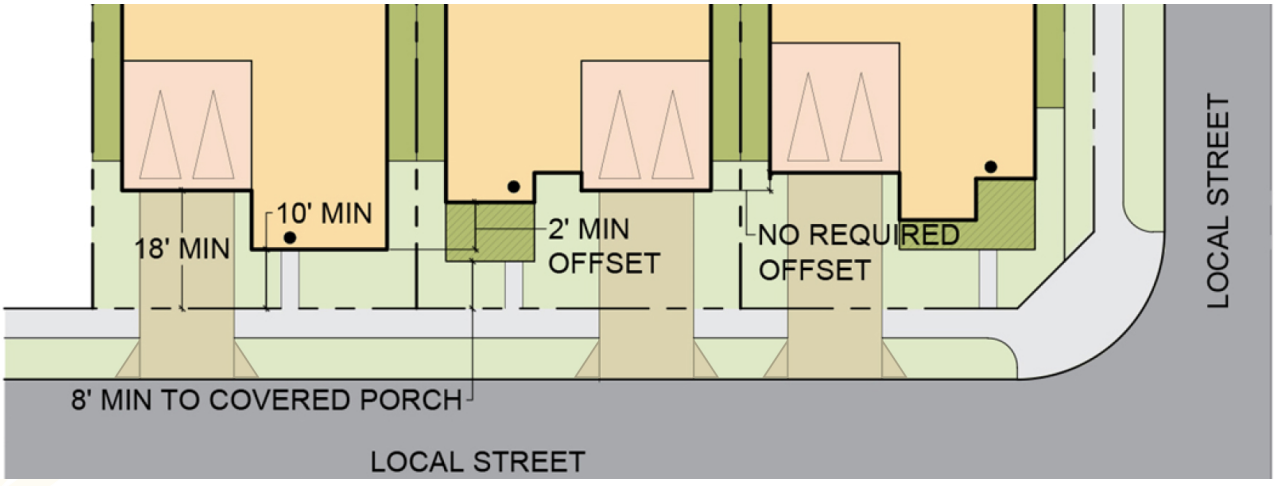
3) No two (2) adjacent houses with the same style shall have the same exterior color scheme.

4) Plotting garages and living space adjacent to each other are encouraged to pair entries along the street and to improve opportunities for on-street parking, except on steep streets.

Varied Front Yard Setbacks

Variation in the front yard building setbacks to living space or porch between three (3) adjacent homes shall be a minimum of two feet (2') on straight streets or blocks. Front building variations are not required on lots located on a curvilinear street, knuckle or cul-de-sac, which already provides for a varied street scene.

The garage setback does not need to vary between adjacent homes. In no case shall the garage setback be less than eighteen feet (18').



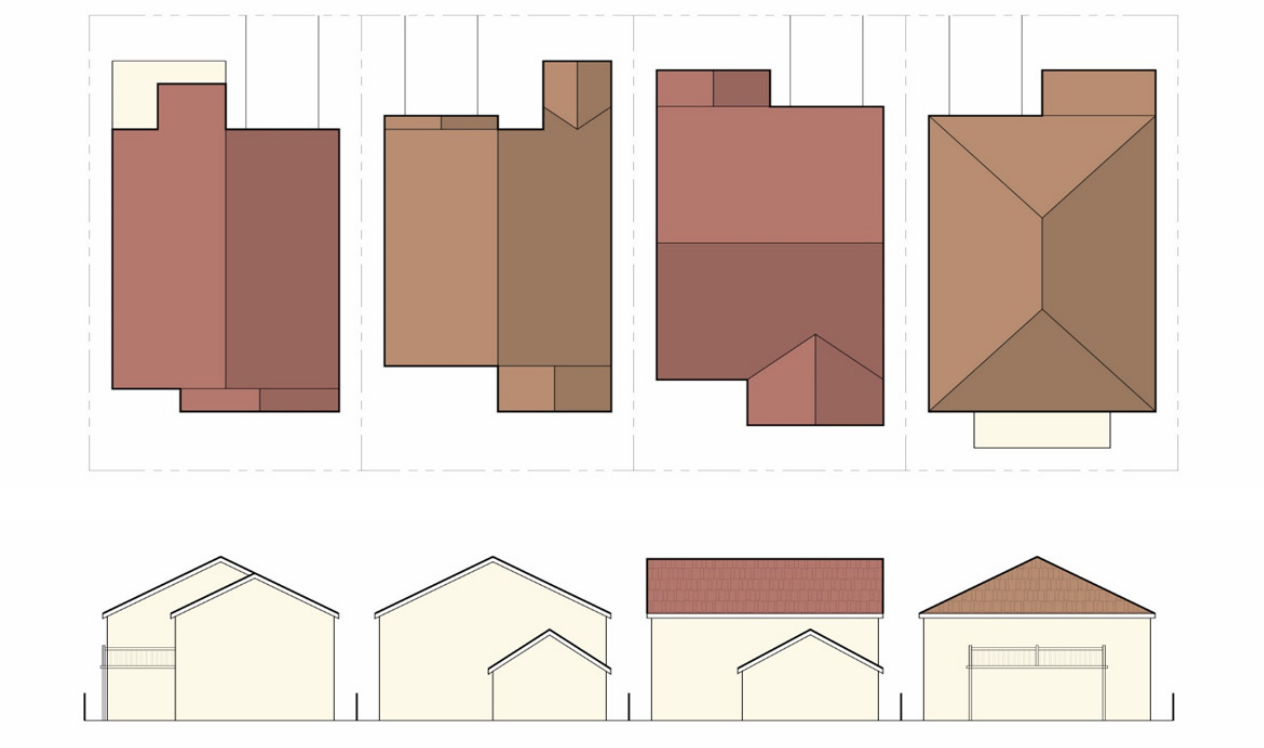
VARIED FRONT YARD SETBACKS

Visible Rear Elevations

Houses plotted along open spaces provide view opportunities for residents, however, often the rear elevation of these houses are highly visible. The building form and the roofline are important design elements which can be used to enhance this important visual edge within the Skyline Heights Specific Plan area.

Building forms shall be varied to minimize the visual monotony of similar-sized houses and similar-ridge heights. Additional variety can be achieved by incorporating roof designs with a variety of front-to-rear and side-to-side ridgelines, by utilizing gables and hipped roofs, and by introducing single-story elements.

Rear facing gable roofs should not be plotted on more than two (2) adjacent houses along a street with visible rear elevations.



VISIBLE REAR ELEVATION EXAMPLES

5.2.3 Building Forms

Building Massing and Scale

Building massing within the required setbacks literally establishes the foundation of the form of each home within the community. Simple building forms, assembled to create a functional floor plan, are the basis for building massing, utilizing varied building heights.

1) Large, unarticulated, two-story walls are discouraged on both front and rear elevations, unless they are a fundamental design element of the architectural style.
2) Articulation (projections and recesses) of wall planes of front elevations is required.
3) Rear elevations which are highly visible from any roadway or off-site open space shall be enhanced.
4) Roof forms along highly visible edges shall provide a variety of expressions to avoid repetitious building massing.
5) Single-story building elements along street frontages are encouraged.

Roofs

Roofs serve as major structural and architectural design element. A variety of roof types are permitted and encouraged within the community. Roofs shall be consistent with the architectural style of the home.

1) A variety of roofs shall be permitted, including but not limited to, hip, gable, and shed roofs. Varied roof pitch, materials, overhang and eave details contribute to the visual interest and architectural character of each house individually and to the overall community aesthetics within Skyline Heights.
2) It is encouraged to use the same roof pitch on the main roof of the building, but alternative pitches can be used at cross gables, one-story elements, balconies, and where appropriate to the architectural style.
3) Acceptable roof materials shall be Class A material.

Porches

Porches are encouraged to add visual interest and reinforce the architectural style of the house. They also help provide a pedestrian-friendly scale and opportunity for social interaction. Porch designs should be consistent with the architectural style of the front elevation of the house.

Front Courtyards

The Spanish Transitional, Tuscan Farmhouse, and Italian Revival styles adopted the use of front courtyards to define private space, create a sense of entry and to put eyes on the street.

1) A three and half feet (3½') maximum courtyard wall is permitted in front yard areas, with a minimum three foot (3') setback from the back of the sidewalk or private drive to allow for landscape planting.

2) Acceptable finish materials for courtyard walls include stucco, decorative masonry block, brick or stone veneer to match the architecture of the house.

Entries

The front entry to the homes in Skyline Heights should be articulated as a focal point of the building. Front doors that are visible from the street are encouraged. Entries should be enhanced and may be covered or recessed to reinforce the architectural character of the house. Architectural elements such as portals, towers, turrets, colonnades, enhanced door surrounds, and other features or details may be used to enhance entries and support the overall architectural theme of the community.

Balconies and Decks

Balconies, decks, and exterior stairs should be designed as integral components of the structure and should reflect the style of the home. These elements shall be integrated to break up large wall masses, offset floor setbacks, and add human scale to buildings. Balcony columns should match the column design on the house and pilasters should be provided at all corners to ensure that the balcony is integral to the house architecture. Railing designs should be simple and support the architectural character of the house.

5.2.4 Exterior Materials and Finishes

Building materials and colors play an important role in providing visual interest and diversity and enhancing the street scene within each neighborhood within Skyline Heights. The exterior colors on individual homes will support the architectural style of the house, complement the surrounding houses, and avoid a repetitive street character with adjacent homes with the same colors. Exterior color schemes shall meet the following criteria:

1) A minimum of two (2) color schemes are required for each proposed elevation.

2) Front elevation design and materials shall wrap around the side elevation to an appropriate transition point or a minimum of three feet (3').

3) Individual color schemes shall be appropriate to the architectural style.

4) Roof colors and materials shall be appropriate to the style. The use of different roof colors and materials for each style is encouraged.

5) Each color scheme shall have a minimum of three (3) paint colors appropriate to the style. Enhanced building materials such as stone or brick veneers may be used instead of a differentiating color. The use of additional colors for accents is encouraged.

6) All flashing, pipes, and metal vents shall be painted to match the adjacent building or roof surface and not accented. When gutters and downspouts are used as an architectural enhancement, they may be painted a contrasting color or finish to reinforce the architectural character of the house.

5.2.5 Garages

Garages and driveways can have a strong impact on residential streets. Neighborhoods should be designed to avoid repetitive streetscapes dominated by garage doors. Garage orientation and design shall prioritize minimizing the impact of garages and garage doors along the street. Garages within Skyline Heights shall meet the following criteria:

1) House designs should provide solutions to minimize the visual impact of garage doors, pedestrian conflicts with driveways and reduction in streetscape trees along neighborhood streets. Solutions include recessed garage doors, increased garage setbacks, side-oriented garages, narrow driveway approaches, common/shared driveways, courtyard walls and living areas push forward of the garage setback.
2) Garages along residential streets are encouraged to be recessed from the front of the main structure, courtyard or porch.
3) Garage doors that face onto residential streets shall be recessed a minimum of six inches (6”).
4) Garage door enhancements such as windows, accent hardware or carriage-style doors are encouraged.
5) No more than two (2) adjacent homes are allowed to repeat the same garage door style/treatment.
6) All garage doors shall be roll-up style.
7) Detached garages shall be compatible with the architectural style of the main house.

5.2.6 Doors and Windows

Window and door details including window trim/surrounds are strong design elements that reinforce the intended architectural style. They also provide visual interest and architectural enrichment to the exterior elevations of each house. The arrangement, balance, proportion, and details of windows and doors support the architectural style. In general, windows shall enhance rather than dominate the overall architectural character.

1) Window locations should create a balanced elevation on the front and rear of the house.
2) Windows with divided lights are required on front elevations and visible rear elevations, if they are appropriate to the style of the house.
3) Visible corner windows shall be enhanced with window trims and divided lights that match the front elevations of the structure.
4) All second-story windows shall be vertical or square proportions. Horizontal windows are not allowed on second floors.
5) Entry doors shall incorporate architectural detailing.
6) Accent shutters that support the architectural style of the house shall be proportionate to the window opening.
7) Windows shall be energy-efficient.
8) Windows with reflective glass are prohibited.

5.2.7 Exterior Details

Columns and Posts

Columns and posts can reinforce the theme and character of the intended architectural design. The size and scale of columns and posts shall be proportionate to the house style and the exterior elevation. Wood columns should be a minimum of six inch (6”) posts.

Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, etc. shall be ground-mounted and must be located behind privacy walls.

5.2.8 Exterior Architectural Lighting

Exterior light fixtures are important elements that reinforce the intended architectural style of the house and highlight focal areas such as entries, walkways, and house address numbers.

1) House light fixtures, such as porch lights and wall mounted fixtures, shall be compatible with the architectural character of the house.

2) All exterior lighting shall be unobtrusive and designed to avoid glare or spillover onto neighboring homes.

3) The number and location of landscape lighting and exposed fixtures shall maintain a residential scale and should be located along only one side of entry walkways and driveways and setback from the street to prevent off-site glare.

4) The use of low voltage lighting is encouraged.

5) Security lighting shall be hidden, recessed, or screened from street view. Lighting should be contained, so it only illuminates the private lot area. Flood lighting and motion detection lighting is not permitted on the front of the house.

6) All street lighting shall be per City of Corona standards and common area lighting shall follow the approved lighting plan approved by the City.

5.2.9 Architectural Styles

Architecture within Skyline Heights is intended to complement the Southern California architectural theme established for the community. To create a diverse but compatible mixture of homes within each planning area, a minimum of three (3) architectural styles is required within each planning area. Four (4) styles are encouraged for more than one hundred and fifty (150) lots.

The styles shall be selected from the following palette:

1) Spanish Eclectic.
2) Transitional Craftsman.
3) Tuscan Farmhouse.
4) Italian Revival.
5) European Cottage.
6) Modern American Farmhouse.
7) Midwest Traditional.
8) Other styles that may be submitted to the Planning and Development Department for consideration, provided that the style is reviewed through the Precise Plan process.

Each architectural style within the Skyline Heights Specific Plan shall follow the architectural guidelines that define that style's aesthetic character. The following set of matrices include basic defining elements that are listed as Required Elements. In addition to the Required Elements, Suggested Elements that help reinforce or support the architectural style, are listed. Front elevations and visible rear elevations should incorporate at least two (2) of the listed Suggested Elements. Alternative architectural elements may be approved by the Planning Director, if they are deemed to reinforce the architectural style of the house.

The following photographs and images are only intended to illustrate some of the characteristics of each style and do not reflect any specific house or architectural style.







1. Spanish Transitional

Spanish Transitional – and related styles including Spanish Eclectic – is an adaptation of Mission Revival architecture, enriched with Mexican-influenced details and elements. The style has been reinterpreted during several historical periods, adapting to local building materials, climatic conditions and stylistic differenced in the level of ornamentation.

Architectural distinction is established through the use of tile roofs, stucco walls, simple, rustic wooden doors, and decorative tile or ironwork. House plans are simple and informal, commonly oriented around a courtyard. Front elevations lack ornamentation, and are simply articulated and detailed.







EXAMPLES OF SPANISH TRANSITIONAL STYLE

Spanish Transitional Criteria Matrix

Elements	Required Elements	Suggested Elements
Form	• 1 or 2 story simple massing • Asymmetrical and courtyard form	• Entry portals or courtyards
Roof	• Simple gable roofs • 3.5:12 to 5:12 roof pitch • Tight to 12 inch overhangs at rakes • 8 inch minimum overhangs at eaves • Mission or “S” concrete or clay tile	• Cross gable at front • Built-up stucco eaves • Exposed rafter tails
Walls	• Lace or medium sand finish stucco	
Windows	• Minimal or no trim around front and visible windows	• Regular window divided lights • Arched accent windows • Plank window shutters • Recessed windows and entry doors
Details	• Decorative gable treatment	• Front porch with wood-like or stucco columns • Corbels at wood-like columns • Decorative metal accents, pot shelf, balcony railing, etc. • Accent tiles at doors or stair risers
Color	• Light colored stucco in warm tones including soft whites • Trim: Mid to dark, warm tones to replicate wood or precast concrete	• Accents: Varied muted hues for shutters and entry doors

SPANISH TRANSITIONAL DETAILS

2. Transitional Craftsman

The Traditional Craftsman style is inspired by the country homes from the Arts and Crafts period of the early 20th century. This style became popular in southern California agricultural regions as the style reflected the character of a farmhouse estate.

The style is characterized by a low-pitched symmetrical roofline, generally featuring a large covered porch with heavy column supports. Predominantly wood, the houses tend to be painted deep, earthy colors. Architectural details and decorative elements are often accented with enhanced materials or colors.







EXAMPLES OF TRANSITIONAL CRAFTSMAN STYLE

Transitional Craftsman Criteria Matrix

Elements	Required Elements	Suggested Elements
Form	• 1 or 2 story simple massing • Symmetrical building with offset or detached garage	• Single story porch
Roof	• Main hip roof or gable roofs • Ancillary gable roof forms • 3.5:12 to 5:12 roof pitch • 2 to 18 inch overhangs at eaves • Flat or concrete tile • Exposed rafter tails • Flat concrete tile	• Cross gable at front • Secondary shed roofs over 1 story elements • Decorative outlookers
Walls	• Lace or medium sand finish stucco • Siding accents on gable roof ends	• Stone or masonry accent at front elevation
Windows	• Grid patterned at front and visible windows • Decorative headers and wood window trim around front and visible windows • Paneled shutters at accent windows	• Dark or highlighted window frames • Windows in upper front door panels or use of side glass
Details	• Covered entry or porch	• Decorative pot shelves or window boxes • Large tapered porch columns and wood picket railing
Color	• Body: Rich, warm colors in mid to dark value • Trim: Dark, wood tones and warm concrete colors on detailing	• Accents: Dark value natural colors

TRANSITIONAL CRAFTSMAN DETAILS

3. Tuscan Farmhouse

The hillsides of northern Italy provide the romantic backdrop for this simple agrarian architectural style. The Tuscan Farmhouse style was derived from early Colonial architectural influences in Southern Europe based on the classic proportions interpreted with simpler forms and details. Tuscan Farmhouses are generally simple box forms, assembled and unified within a larger roof with simple moldings as ornamentation.

This old-world prototype was reinterpreted throughout Southern California, especially in planned communities where it provided a harmonious character with other Southern European styles selected for their suitability to the region's milder climates. The shallow-pitched hipped roof often incorporates decorative brackets that identify this style.







EXAMPLES OF TUSCAN FARMHOUSE STYLE

Tuscan Farmhouse Criteria Matrix

Elements	Required Elements	Suggested Elements
Form	• Generally 2 story simple massing • Assembled building forms	• Focal tower element
Roof	• Main hip roof forms • 1 story shed roofs • 3.5:12 to 5:12 roof pitch • Tight to modest overhangs at rakes • 12 inch overhangs at eaves • Low profile “S” concrete tile or clay tile	• Closed/shaped eave with corbels at accent elements
Walls	• Medium lace or sand finish stucco	• Quarried stone used as a building mass or element
Windows	• Grid patterned at front and visible windows • Trim around front and visible windows • Symmetrically ordered and stacked windows and openings	• Round arch top encouraged for accent windows • Recessed feature windows
Details	• Formal entry with trimmed stucco or enhanced surround • Paneled or louvered shutters on accent window	• Metal balconies and pot shelves • Simulated precast surrounds • Base trim/pop-out
Color	• Body: Range of warm colors in varied values from mid whites to dark earth tones and ochres • Trim: Warm, light value hues or natural wood tones	• Accents: Saturated tones in mid to dark value

TUSCAN FARMHOUSE DETAILS

4. Italian Revival

In the 1860s, Italian Revival was one of the fashionable architectural styles in the United States, emulating the formal palaces of the Italian Renaissance. Italian Revival architecture reflects a “Villa” design common in Southern European rural towns.

This style embraces an old-world character and redefines it as an eclectic classic style. The style is characterized by simple building with shallow-pitched hipped roofs supported by enhanced fascia decorations. Wrought iron detailing is included as embellishments on windows, porches, gated entries, and balconies.







EXAMPLES OF ITALIAN REVIVAL STYLE

Italian Revival Criteria Matrix

Elements	Required Elements	Suggested Elements
Form	• 1 or 2 story simple massing • Generally asymmetrical building forms	• Covered entries with hip or gable roofs
Roof	• Main hip or gable roof • 5.12 to 12:12 roof pitch typical • Min. 3.5:12 at 1-story roofs • Tight to minimal overhangs at rakes • 6 to 12 inch overhangs at eaves • Flat or "S" concrete tile	• Gable treatment including attic vent, clay pipe detail etc.
Walls	• Lace or medium sand finish stucco	• Precast accents on front elevation
Windows	• Formal arrangement of windows • Simple grid patterned at front and visible windows • Trim around front and visible windows	• Recessed windows • Heavy precast or enhanced treatment at window headers and sills
Details	• Covered entry	• Round top arch at entry • Wrought iron balconies
Color	• Body: Light to mid value warm colors • Trim: Contrasting value in soft whites and subdued hues	

ITALIAN REVIVAL DETAILS

5. European Cottage

The European Cottage style is a picturesque style derived from medieval Normandy and English architecture. The resulting inspired European Cottage became extremely popular in the United States in the 1920's utilizing modern stone and brick veneer materials to replicate European building forms. The overall building massing combines variations of one- and two-story elements to create an asymmetrical overall building form. Other European styles evolved from the cottage influence including French Country and Normandy Farmhouse derivations.







EXAMPLES OF EUROPEAN COTTAGE STYLE

European Cottage Criteria Matrix

Elements	Required Elements	Suggested Elements
Form	• Simple 2 story massing • Asymmetrical building forms	• Use of masonry material to replicate building elements
Roof	• Main gable or hip roof forms • 5:12 min roof pitch except 3.5:12 min at 1-story roofs • 8 inch min to 18 inch overhangs at eaves • Flat concrete tile	• Shed roof projections to accent building forms • Cross gables at front • Roof dormers
Walls	• Lace or medium sand finish stucco	• Lap siding or board and batt • Brick accents at front elevation
Windows	• Grid patterned at front and visible windows • Header and sill details at front and visible windows	• Bay windows • Plank shutters at accent windows
Details	• Window boxes • Decorative wood braces	• Recessed entries with square, wood-like columns
Color	• Body: Subdued earthy colors • Trim: Whites and wood-tone colors that complement the body	• Accents: Dark wood accents and natural accent colors in greens, blues or burgundies

EUROPEAN COTTAGE DETAILS

6. Modern American Farmhouse

The Modern American Farmhouse evolved from an agrarian interpretation of New England architectural styles in the early expansion across the United States. The simplicity of this style, held up primarily by the building materials and strong building forms combined together in the most honest and straight forward expression of “home”.

The evolution of this this style to a modern vernacular expression has grown as home restorations and new construction both responded to the further progress in building materials and construction techniques. New England Monterey, Bungalow and other similar styles also mimic the architectural elements of the American Farmhouse.







EXAMPLES OF MODERN AMERICAN FARMHOUSE STYLE

Modern American Farmhouse Criteria Matrix

Elements	Required Elements	Suggested Elements
Form	• 2 story simple massing • Ancillary building forms typified the house expansion over time	• Expansive porch or roof covered entry supported by simple wood columns
Roof	• Main gable roof form • Ancillary gable roofs with gable detailing • 1 story shed roofs utilized to accent entries • 3.5:12 to 5:12 roof pitch • 12 inch minimum overhangs at eaves • Flat concrete tile	• Closed/shaped eave with corbels at accent elements
Walls	• Horizontal or vertical wood siding • Light lace or medium sand finish stucco	• Accent siding material on pop-outs and gable ends
Windows	• Simple windows with vertical proportions at front and visible windows • Classically inspired headers and sills	• Symmetrically ordered and stacked windows and openings • Simple wood shutters on accent windows
Details	• Informal entry sheltered by covered roof or porch	• Wood balconies and window pot shelves • Decorative braces on wood posts
Color	• Body: Variety of mid value, warm colors or white • Trim: White or light value hues appropriate to detailing	• Accents: Shutters, front doors and building forms accented in subtle colors/tones

MODERN AMERICAN FARMHOUSE DETAILS

7. Midwest Traditional

The Midwest Traditional style was an early interpretation of American styles influenced by New England Colonial styles such as Cape Cod, Shingle, and Farmhouse architecture and constructed as modest homes designed as simple and functional structures.

The Midwest Traditional vocabulary of simple gable roofs, clapboard or board and batten siding, horizontal siding with rectangular buildings combining one- and two-story massing with simple porch attachments became classic forms of this style across the Midwestern states. When introduced to Southern California, siding was replaced with stucco as a primary exterior building material, with siding utilized on ancillary building forms and as an accent or detail.







EXAMPLES OF MIDWEST TRADITIONAL STYLE

Midwest Traditional Criteria Matrix

Elements	Required Elements	Suggested Elements
Form	• 1 or 2 story simple massing • Generally symmetrical with ancillary forms	• Covered entry porch with low sloping roof
Roof	• Main hip roof with secondary gable roofs • 5:12 minimum roof pitch • Tight to 12 inch overhangs at rakes • 12 to 18 inch overhangs at eaves • Flat concrete tile	• Gable end detail with accent siding or ornamental trim • Corbels as accent elements
Walls	• Lace or medium sand finish stucco	
Windows	• Grid patterned at front and visible windows • Window surrounds at front and visible windows • Paneled shutters on accent window	• Asymmetrically composed windows and openings • Window boxes as accent windows
Details	• Formal entry with trimmed stucco • Rectangular windows and door openings	• Decorative braces at wood posts • Simple brick columns
Color	• Body: Light to mid value, warm colors • Trim: Warm, light value hues or wood tones or white	• Accents: Saturated, cool or warm tones in mid to dark value

MIDWEST TRADITIONAL DETAILS

5.3 LANDSCAPE MASTER PLAN

The Landscape Master Plan has been developed to provide a distinctive landscape theme as a unifying element for the Skyline Heights community. The landscape concept for Skyline Heights is composed of several design elements. The Landscape Master Plan illustrates the overall theme by integrating the community entry, streetscapes, public and private parks, trails, and community walls into the design for Skyline Heights.

The Skyline Heights Landscape Master Plan and the following guidelines are intended within the Specific Plan area. All future landscaping shall comply with the Multiple Species Habitat Conservation Plan (MSHCP) and Urban-Wildlands Interface Guidelines requirements related to drainage, toxics, lighting, noise, barriers, invasive vegetation control, access, pets and grading/land development. Specifically, the following requirements shall apply:

- Storm water systems shall 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 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.
- As a component of future sales or rent agreements, an information pamphlet shall be prepared for each homeowner and will include avoidance of discharging toxins to downstream waters.
- Street lighting, parking lot lighting and other project-related illumination sources shall be positioned, directed and shielded so as to avoid “light spill” into biological conservation areas.
- Special edge treatments shall be implemented where development areas abut open space areas, including the installation of minimum 6-foot-tall exclusion fencing, which shall be subject to review and approval by the City of Corona.
- At the access points into biological open space areas, signage shall be posted notifying residents to remain on the designated trails and avoid disturbances to habitat and requiring all pets to be on leashes.
- As a component of future sales or rent agreements, educational pamphlets shall be provided to occupants to inform them of potential impacts of uncontrolled pets on native habitats, to request residents to be good stewards of the land and to prevent or limit their domestic cats from openly hunting in the avoidance area.
- No gates or other openings are allowed along rear yard fences that abut biological open space areas.

Landscape guidelines have been developed to assure continuity between the landscape and other community elements. Landscape shall be in conformance to the ***Landscape Master Plan (Exhibit 5-3.1)***.

The design objectives are:

A) Create and enhance a visually pleasing street scene along streets within the development.

B) Utilize landscaping to establish a strong project identity and to accentuate the main entrance.

C) Encourage landscape designs which promote energy conservation and discourage excessive water consumption, while maintaining a high level of aesthetic quality.

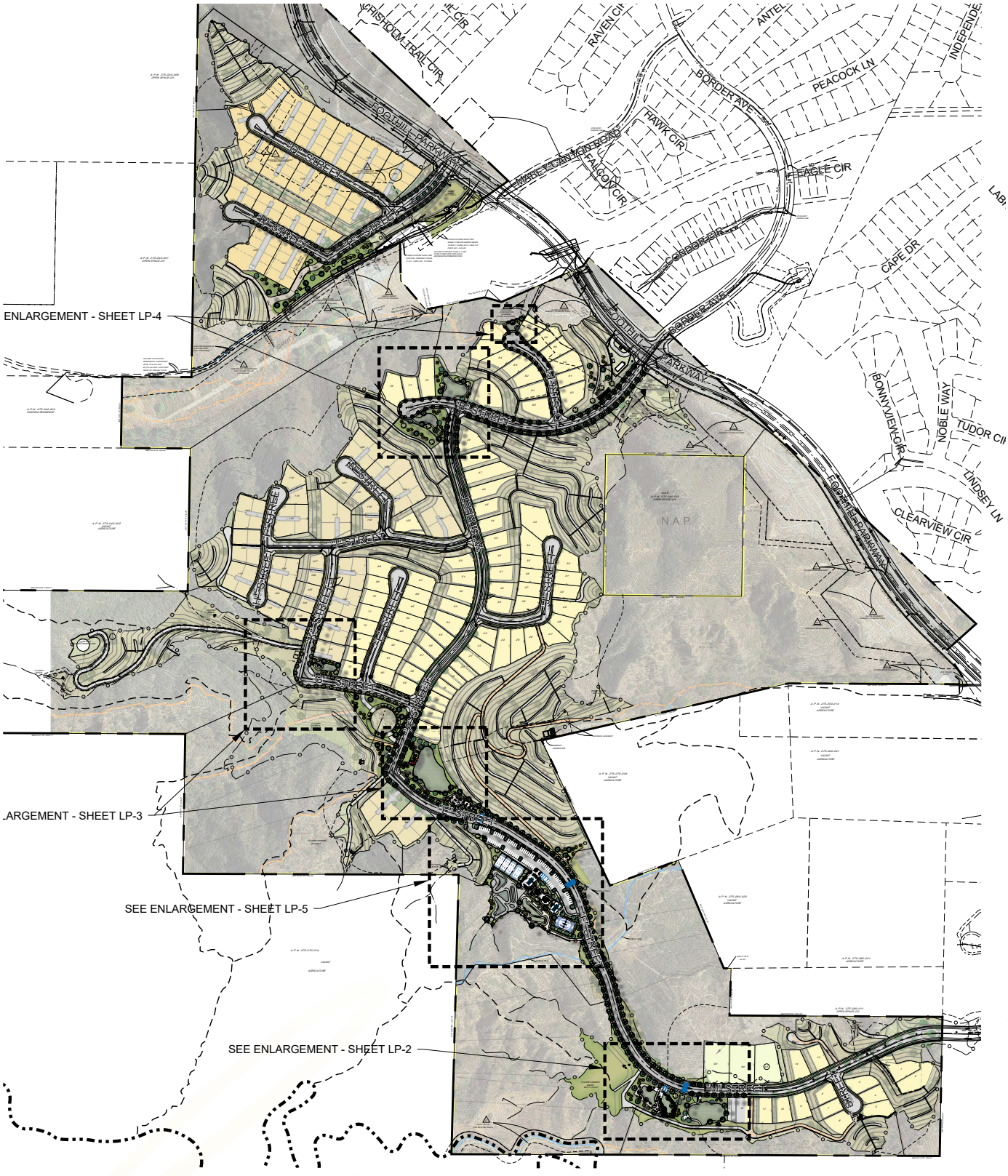


EXHIBIT 5-3.1 LANDSCAPE MASTER PLAN

Areas within a prescribed landscape lot located along streets and slopes shall be maintained by a Homeowner's Association or other acceptable entity as determined by the City of Corona prior to map recordation. These improvements shall generally be installed during construction of adjacent roadways as applicable; however, due to other practical considerations, adjustments to timing of landscape installation may be made pursuant to approval by the City.

Homeowners shall be provided 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.

Landscape Concept

The use of plant material, color, community walls, and earthen forms will be applied in strategic locations to define entrances, provide buffering and screening, and define the overall community character. The Community Entry is to be maintained by a Homeowner's Association.

The architectural elements of the Skyline Heights community will be of Tuscan-Italianate style architecture. The elements include the walls, signage, kiosk, and mailbox structures. The systematic use of high-quality materials such as rustic stone veneer, sand-finish stucco, terra cotta clay tile, heavy timber beams stained a natural dark wood color, decorative precast concrete architectural elements, decorative pottery, and decorative ceramic tile are consistent with the Tuscan-Italianate style and provide a strong visual quality. This will contribute to continuity throughout the community.

The hardscape elements of the Skyline Heights community will consist of angular rubble stone veneer, natural flagstone, colored and stamped concrete, stucco, tumbled or "used" brick, and precast concrete elements. They are consistent with the Tuscan-Italianate style and will provide a strong visual quality. All hardscape materials shall be natural colored and consistent with Tuscan style architecture and landscape.

Planting is a significant design element through the community. Landscape shall be designed to reinforce the theme for the community by using plants that, through form, color and texture, emulate the Tuscan-Italianate feel of the community.

The County of Riverside MSHCP has identified invasive plants that should be removed from open space areas. This list shall be included in the CC&Rs prepared for the community. Plants on the MSHCP list will not be utilized in the common area and their use by future homeowners will be prohibited.

There are several areas that will be maintained by a Homeowner's Association that are explained below. Components of the overall Landscape Plan area are described in the following sections.

Community Entries

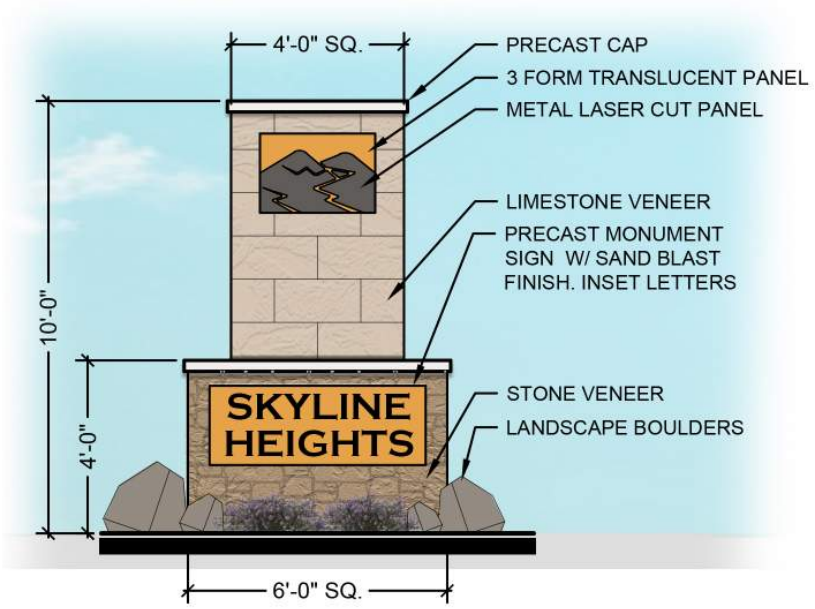
The design intent of the ***Community Entry Monument Walls (Exhibit 5-3.2)*** is to establish a strong sense of arrival at the community, to reinforce the residential character of Skyline Heights, and identify the public park facilities and trail opportunities within Skyline Heights.

The primary community entry is designed to introduce the theme and character of the Skyline Heights Specific Plan community and set the tone to be continued throughout the development. The Community Entry announces the Skyline Heights Specific Plan area and provides an understated arrival landmark to the community. The primary monument wall incorporates a decorative stone base with project signage supporting a ten feet (10') tall

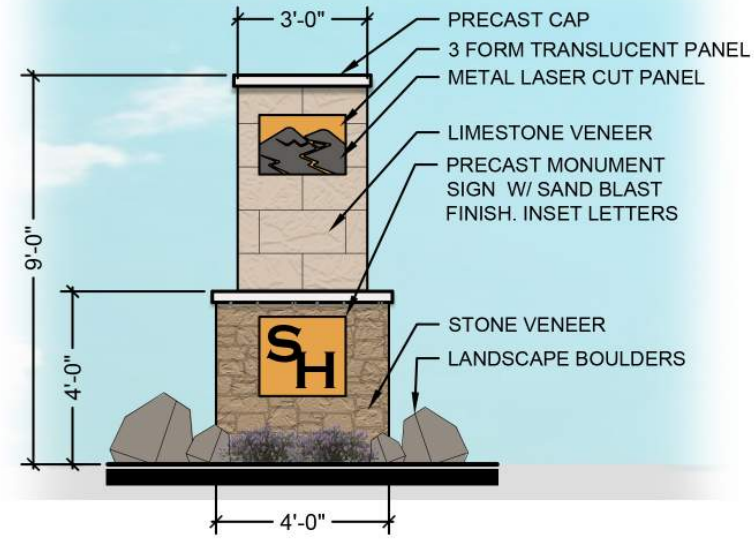
vertical limestone pedestal with a community logo. The monument wall is placed within a setting of landscaped boulders, enhanced planting, and specimen trees.

The secondary monument replicates the character of the primary monument to reinforce the residential character of Skyline Heights and to harmonize with the natural surrounding open space.

The landscape design of the ***Primary Community Entry (Exhibits 5-3.3 and 5-3.4)*** creates a sense of arrival to the



PRIMARY MONUMENT WALL: W-08
10'-0" STONE AND LIMESTONE VENEER BLOCK WALL
W/ PRECAST CAP



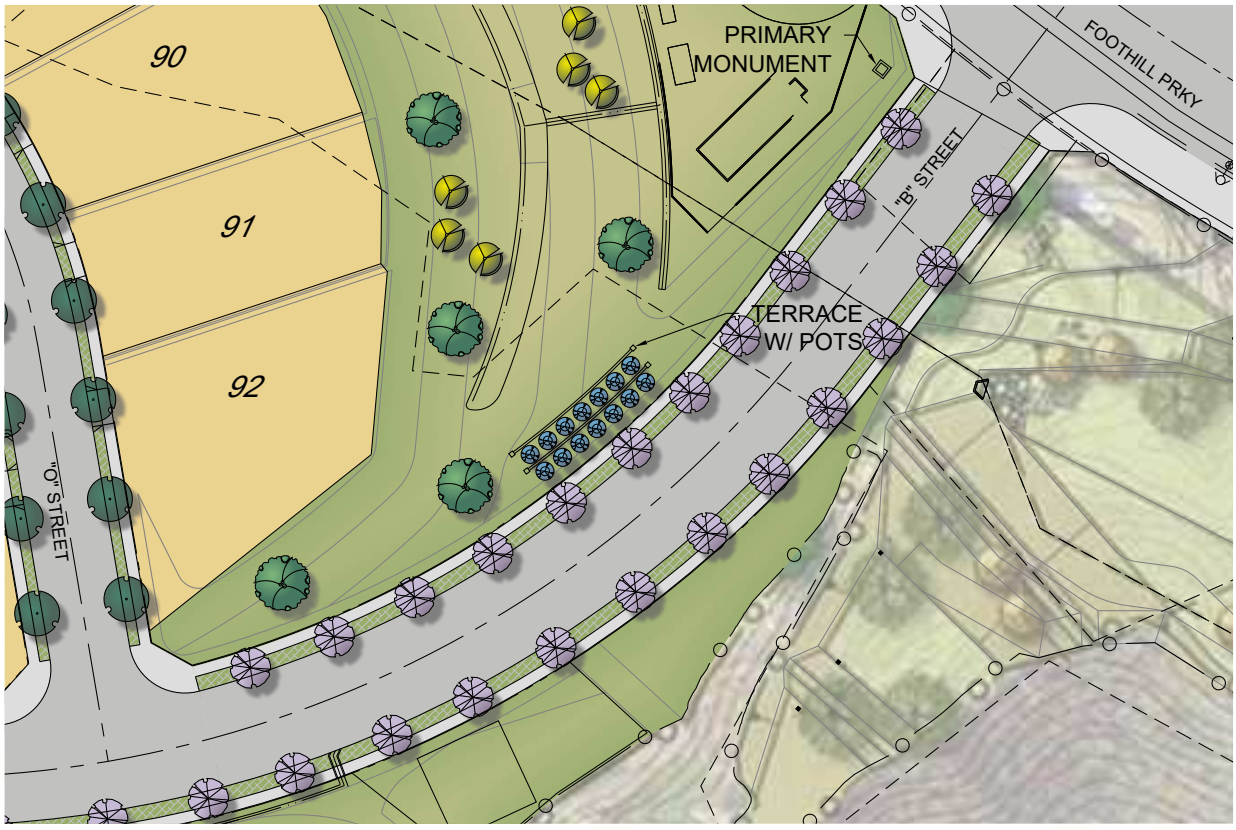
SECONDARY MONUMENT WALL: W-09
9'-0" STONE AND LIMESTONE VENEER BLOCK WALL
W/ PRECAST CAP

EXHIBIT 5-3.2 COMMUNITY ENTRY MONUMENT WALLS

community from Foothill Parkway. The entry landscaping incorporates the site's topography featuring terraced walls as well as decorative planted pots and establishes a distinct residential character and scale for the Skyline Heights Specific Plan, Planning Areas 2 and 3. Shaded sidewalks flank the entry roadway which features a focal median tree and regularly spaced street trees.

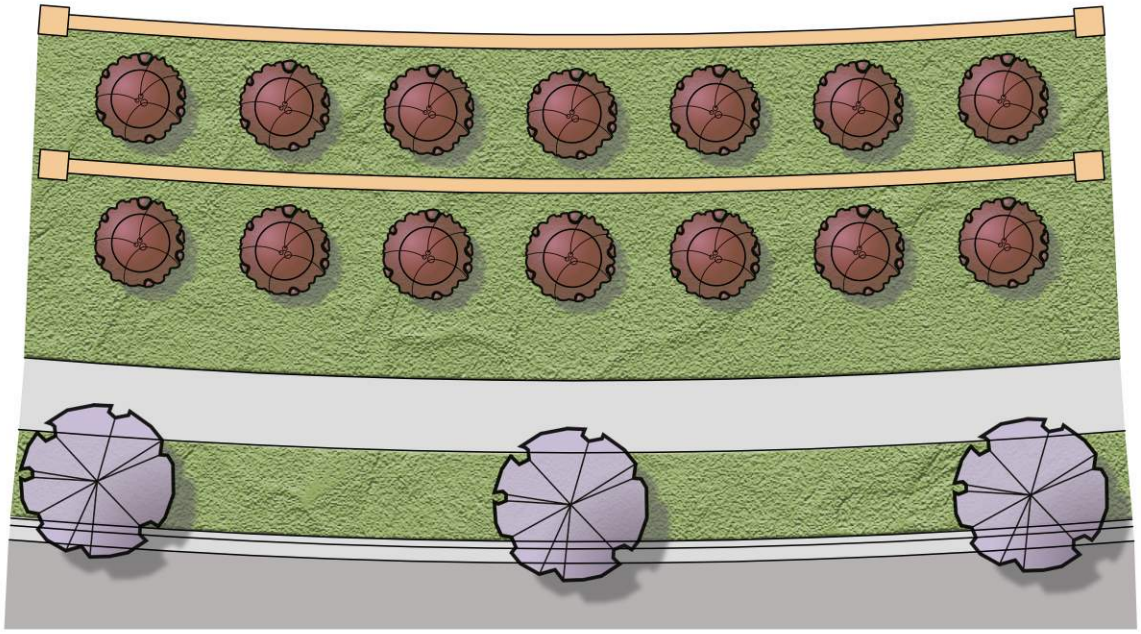
Street trees within the Skyline Heights Specific Plan along Skyline Heights Drive shall enhance the natural native landscape environment. Suitable trees are Oaks (Southern Live, Valley, Scarlet, Holly, Cork, and California Live) and other trees from the Community Plant List. Parkways and landscape open spaces will be planted with groundcovers from the Community Plant List and will consist of low growing and native groundcover.

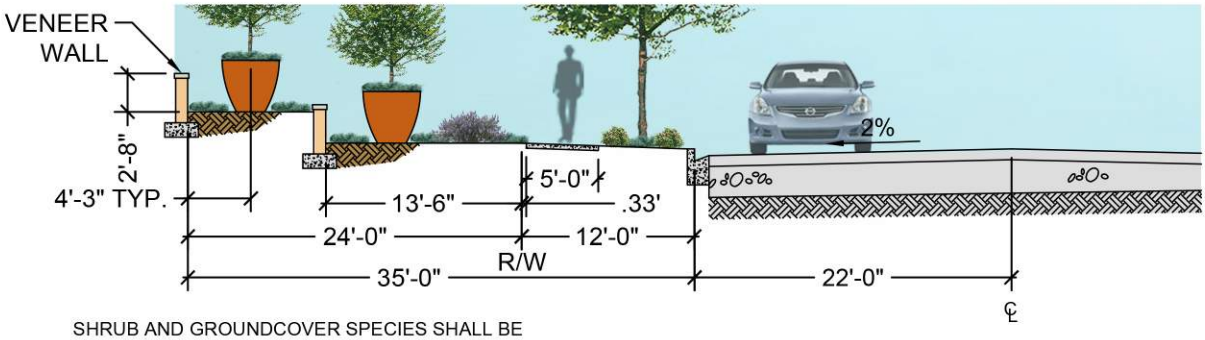
Shrubs from the Community Plant List will be utilized in parks and open space areas. Planting in this area will provide color and interest, emphasizing the native plants in the surrounding hills. Planting themes will incorporate informal massing and natural shrubs forms such as Rosemary, Lavender, and Sage, as well as succulents and water-wise plants like Agave, Aloe, and Bougainvillea. Informal open space and walkways will use pervious materials such as decomposed granite, rock/gravel and mulch.



SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. STREET TREES MUST BE SELECTED FROM CITY OF CORONA APPROVED STREET TREE LIST

EXHIBIT 5-3.3 PRIMARY COMMUNITY ENTRY





SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. STREET TREES MUST BE SELECTED FROM CITY OF CORONA APPROVED STREET TREE LIST

EXHIBIT 5-3.4 PRIMARY COMMUNITY ENTRY - CROSS SECTION

Project Signage

The intent of signage within the Skyline Heights Specific Plan is to create an attractive informational and directional signage within the community and the public park and trail facilities. The design, size, materials, and color of the signage shall be consistent with the architectural style of the community and provide an overall unifying landscape element. All signage shall be reviewed with the development of the community through the Precise Plan review process prior to issuance of a permit for installation.

At the access points into biological open space areas, signage shall be posted notifying residents to remain on the designated trails, to avoid disturbances to habitat and requiring all pets to be on leashes.

Temporary sales, temporary directional, and construction related signage shall be permitted in accordance with the Corona Municipal Ordinance.

Mailbox Community Area

Community mailbox areas where residents collect their mail and post community related information shall consist of an ornamental mailbox enclosure that is harmonious with the architectural character of the surrounding homes. The mailbox enclosures will be constructed with quality materials and subject to the approval of the US Postmaster and the City of Corona.

5.3.1 Streetscapes

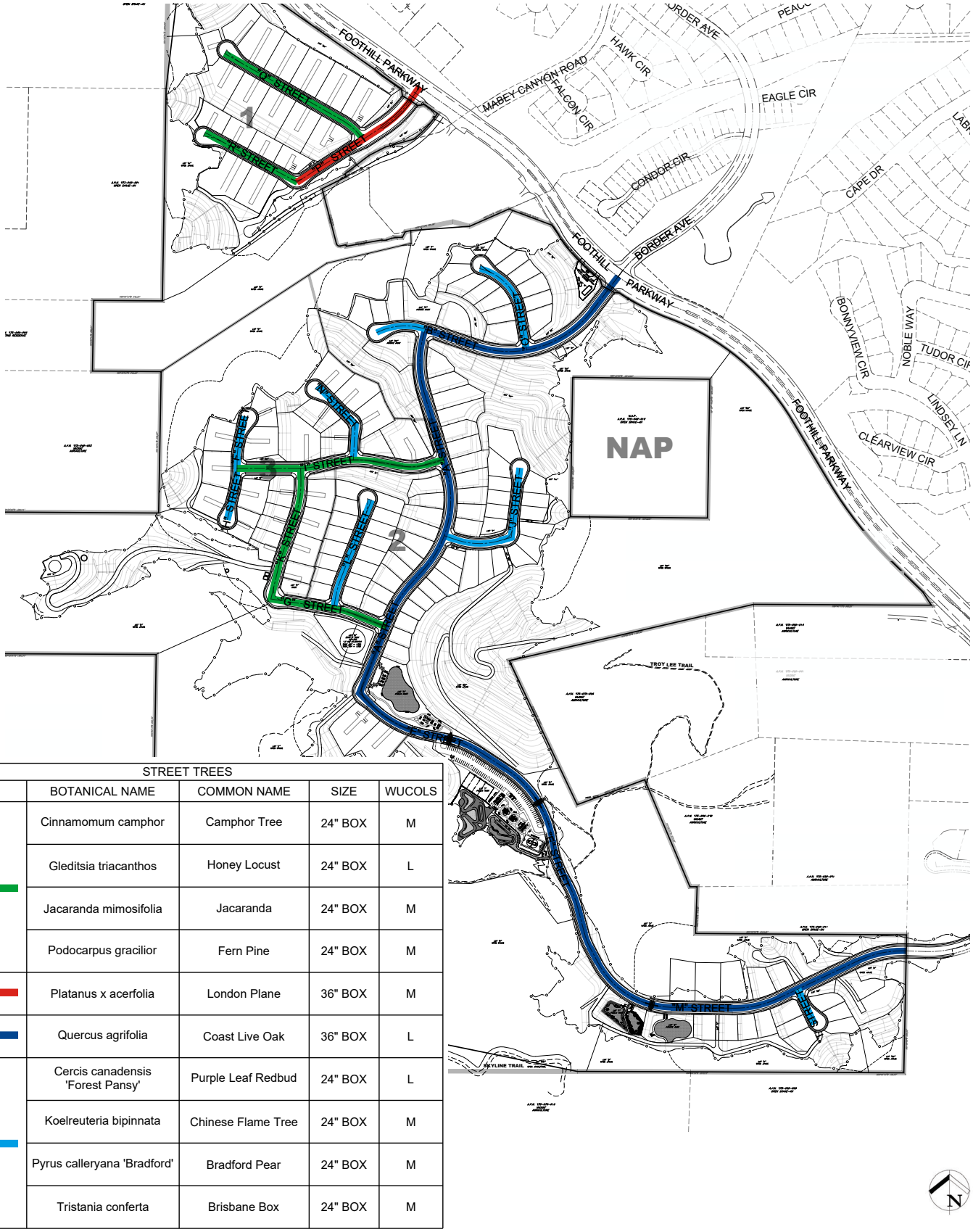
A single tree species will be used for individual streets to provide a sense of neighborhood identity and enhance the beauty of the streetscape. Street trees will provide shade and encourage pedestrian activity and social interaction. The tree species identified for each street within Skyline Heights is shown on ***Exhibit 5-3.5***. Street tree spacing shall be an average of 35 feet (35') on center, according to the City of Corona standards. Landscaped Street Sections ***(Exhibits 5-3.6 through 5-3.12)*** depict the landscape treatment for streets within the Skyline Heights Specific Plan.

Street Trees

Within the project limits, street trees will be selected to provide the following criteria:

a) All street trees will be selected from the City of Corona approved tree list.
b) Moderate shade in the summer and early fall months.
c) Taller branching pattern to allow for pedestrians to walk under the trees.
d) Generally deep roots to avoid damage to adjacent walkways, etc.
e) Compatibility with parkway plant material.
f) Mature height and girth appropriate to a residential scale.
g) Natural growth habit requiring minimal shaping of form.

Additional trees not on the Community Plant List are permitted, subject to the approval of the City of Corona, as long as they meet fuel modification and other fire safety standards and are not considered to be invasive.



STREET TREES				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Cinnamomum camphor	Camphor Tree	24" BOX	M
	Gleditsia triacanthos	Honey Locust	24" BOX	L
	Jacaranda mimosifolia	Jacaranda	24" BOX	M
	Podocarpus gracilior	Fern Pine	24" BOX	M
	Platanus x acerfolia	London Plane	36" BOX	M
	Quercus agrifolia	Coast Live Oak	36" BOX	L
	Cercis canadensis 'Forest Pansy'	Purple Leaf Redbud	24" BOX	L
	Koelreuteria bipinnata	Chinese Flame Tree	24" BOX	M
	Pyrus calleryana 'Bradford'	Bradford Pear	24" BOX	M
	Tristania conferta	Brisbane Box	24" BOX	M

EXHIBIT 5-3.5 STREET TREE PLAN

MASTER PLAN PLANT PALETTE	
Botanical Name	*Common Name*
Trees (* to indicate street tree use)	
Arbutus unedo	Strawberry Tree
Cercidium 'Desert Museum'	Thornless Palo Verde
* Cercis occidentalis	Western Redbud
* Cinnamomum camphora	Camphor Tree
Citrus spp.	Citrus tree
Cupaniopsis anacardioides	Carrot Wood
*Geijera parviflora	Australian Willow
*Gleditsia triacanthos	Honey Locust
*Jacaranda mimosifolia	Jacaranda
*Koelreuteria bipinnata	Chinese Flame Tree
Koelreuteria paniculata	Golden Rain Tree
Lagerstroemia indica	Crape Myrtle
Laurus nobilis	Sweet Bay
Ligustrum lucidum	Glossy Privet
* Platanus acerifolia	London Plane
Platanus racemosa	California Sycamore
Populus fremontii	Western Cottonwood
* Podocarpus gracilior	Fern Pine
* Pyrus calleryana	Ornamental Pear
* Quercus agrifolia	California Live Oak
* Quercus virginiana	Southern Live Oak
* Quercus ilex	Holly Oak
Rhus lancea	African Sumac
* Tristania conferta	Brisbane Box
Ulmus parvifolia	Chinese Evergreen Elm
Shrubs	
Arctostaphylos spp.	Manzanita
Ceanothus spp.	California Wild Lilac
Convolvulus cneorum	Bush Morning Glory
Echium fastuosum	Pride of Madeira
Escallonia 'Compacta'	Compact Escallonia
Escallonia fradesii	Escallonia
Euonymus japonicus spp.	Euonymus
Feijoa sellowiana	Pineapple Guava
Grewia occidentallis	Lavender Star Flower
Heteromeles arbutifolia	Toyon
Ilex cornuta 'Burfordii'	Burford Holly
Lavandula stoechas	Spanish Lavender

TABLE 5-3 COMMUNITY PLANT LIST

MASTER PLAN PLANT PALETTE	
Botanical Name	*Common Name*
Lavatera assurgentiflora	Tree Mallow
Leptospermum laevigatum	Australian Tea Tree
Photinia x fraseri	Fraser's Photinia
Pittosporum tobira cvs.	Tobira / Japanese Mock Orange
Podocarpus elongatus cvs.	Breede River Yellow wood
Prunus caroliniana 'Bright n Tight'	Dwarf Caroliana Laurel Cherry
Prunus lyonia	Catalina Cherry
Pyracantha species	Firethorn
Rhaphiolepis indica species	Indian Hawthorne
Salvia species	Sage
Tagetes lemmoni	Copper Canyon Daisy
Viburnum japonicum	Viburnum
Accents / Grasses	
Agave species	Agave
Aloe species	Aloe
Anigozanthos cultivars	Kangaroo Paw
Aristida purpurea	Purple Three-awn
Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass
Dianella tasmaica	Tasred
Dietes bicolor	Fortnight Lily
Festuca (ovina) glauca	Blue Fescue
Festuca idahoensis	Fescue
Festuca mairei	Marie's Fescue
Furcraea foetida mediopicata	Mauritius Hemp
Juncus patens	California Gray Rush
Leymus triticoides	Creeping Wild Rye
Miscanthus transmorrisonensis	Evergreen Miscanthus
Muhlenbergia capillaris	Pink Muhly
Muhlenbergia rigens	Deer Grass
Opuntia acicularis	Bristly Prickly Pear
Phormium hybrids	New Zealand Flax Hybrids
Phormium tenax	New Zealand Flax
Scirpus maritimus	Bulrush
Yucca whipplei	Our Lord's Candle
Groundcovers	
Ceanothus griseus var. horizontalis	Carmel Ceanothus
Convolvulus sabatius	Ground Morning Glory
Pyracantha hybrid 'Ruby Mound'	Firethorn species
Senecio mandraliscae	Blue Chalk Sticks

MASTER PLAN PLANT PALETTE	
Botanical Name	*Common Name*
Vines	
Distictus buccinatoria	Blood Red Trumpet Vine
Ficus pumila	Creeping Fig
Gelsemium sempervirens	Carolina Jasmine
Pandorea jasminoides	Bower Vine
Parthenocissus tricuspidata	Boston Ivy
Rosa banksiae	Lady Bank's Rose
Turf	
Paspalum vaginatum	Excalibre-seashore Paspalum
Stenotaphrum secondatum	Saint Augustine

FUEL MODIFICATION PLANT PALETTE	
Botanical Name	*Common Name*
Trees	
Arbutus unedo	Strawberry Tree
Platanus racemosa	California Sycamore
Prunus lyonia	Catalina Cherry
Quercus agrifolia	Coast Live Oak
Quercus virginiana	Southern Live Oak
Sambucus mexicana	Mexican Elderberry
Shrubs	
Ceanothus spp.	California Wild Lilac
Convolvulus cneorum	Bush Morning Glory
Encelia californica	California Encelia
Escallonia 'Compacta'	Compact Escallonia
Escallonia fradesii	Escallonia
Euonymus fortunei	Winter Creeper Euonymus
Feijoa sellowiana	Pineapple Guava
Fremontodendron californicum	California Flannelbush
Grewia occidentallis	Lavender Star Flower
Heteromeles arbutifolia	Toyon
Lavandula stoechas	Spanish Lavender
Leptospermum laevigatum	Australian Tea Tree
Mimulus aurantiacus	Sticky Monkey Flower
Photinia x fraseri	Fraser's Photinia
Pyracantha species	Firethorn
Rhaphiolepis indica species	Indian Hawthorne
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugar Bush
Tagetes lemmoni	Copper Canyon Daisy

FUEL MODIFICATION PLANT PALETTE	
Botanical Name	*Common Name*
Accents / Grasses	
Agave species	Agave
Aloe species	Aloe
Anigozanthos cultivars	Kangaroo Paw
Aristida purpurea	Purple Three-awn
Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass
Furcraea foetida mediopicata	Mauritius Hemp
Juncus patens	California Gray Rush
Leymus triticoides	Creeping Wild Rye
Opuntia acicularis	Bristly Prickly Pear
Scirpus maritimus	Bulrush
Yucca whipplei	Our Lord's Candle
Groundcovers	
Ceanothus griseus var. horizontalis	Carmel Ceanothus
Iva hayesiana	Poverty Weed
Pyracantha hybrid 'Ruby Mound'	Firethorn species
Mowed Meadow Grass	
Agrostis pallens	San Diego Bentgrass
Eriophyllum confertiflorum	Golden Yarrow
Lupinus bicolor	Pigmy Leaved Lupine

BIOSWALE PLANT PALETTE	
Botanical Name	*Common Name*
Trees	
Platanus racemosa	California Sycamore
Shrubs	
Juncus acutus	Spiny Rush
Juncus patens	California Gray Rush
Leymus triticoides	Beardless Wildrye
Muhlenbergia rigens	Deer Grass

DETENTION BASIN PLANT PALETTE	
Botanical Name	*Common Name*
Trees	
Cercis occidentalis	Western Redbud
Sambucus mexicana	Mexican Elderberry
Side Slope Shrubs	
Iva hayesiana	Poverty Weed
Leymus condensatus	Giant Wild Rye
Leymus triticoides	Creeping Wild Rye
Muhlenbergia rigens	Deer Grass
Basin Floor Shrubs	
Anemopsis californica	Yerba Mansa
Juncus patens	California Gray Rush
Juncus xiphiodes	Iris-Leaved Rush
Scirpus californicus	California Bulrush

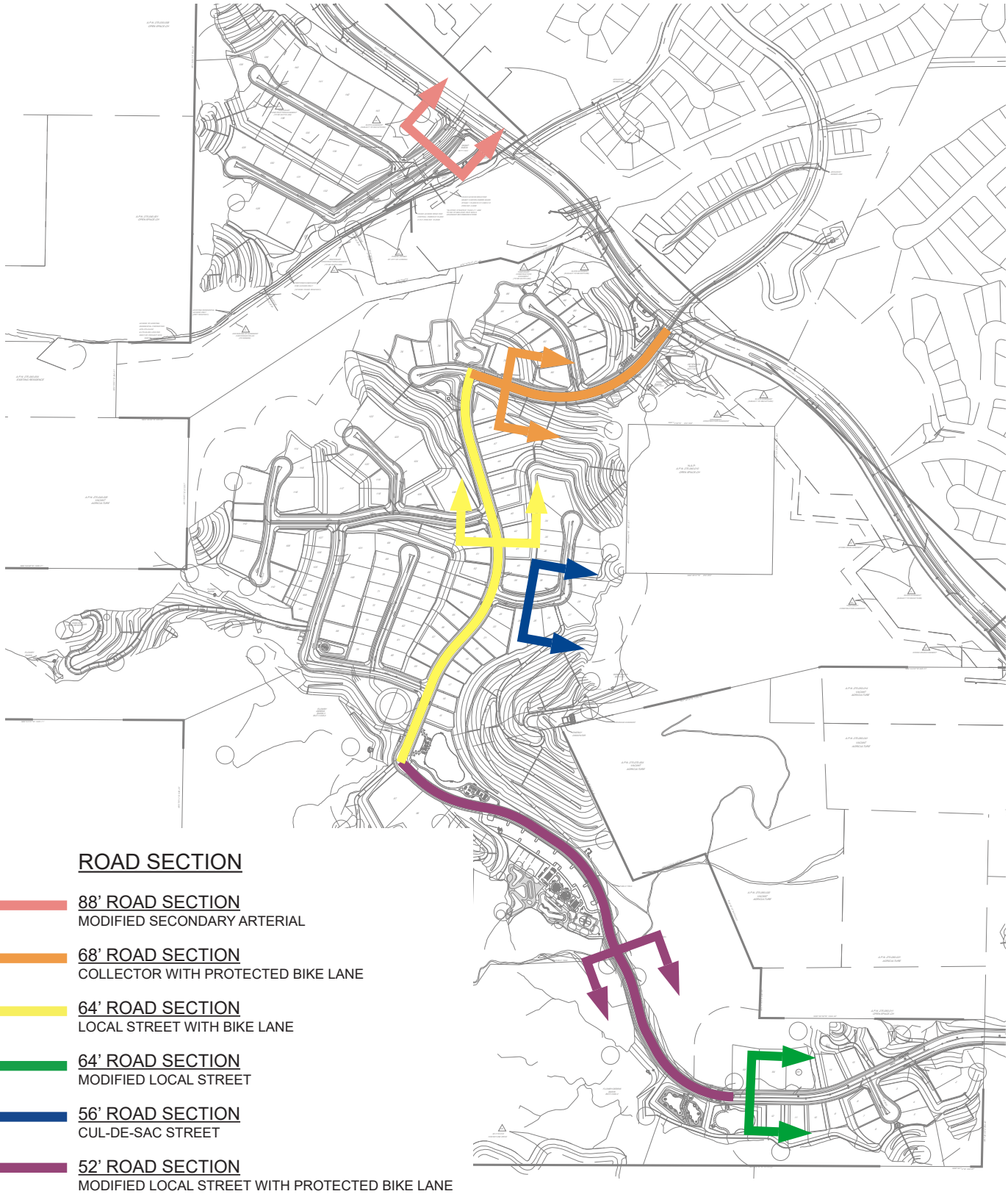
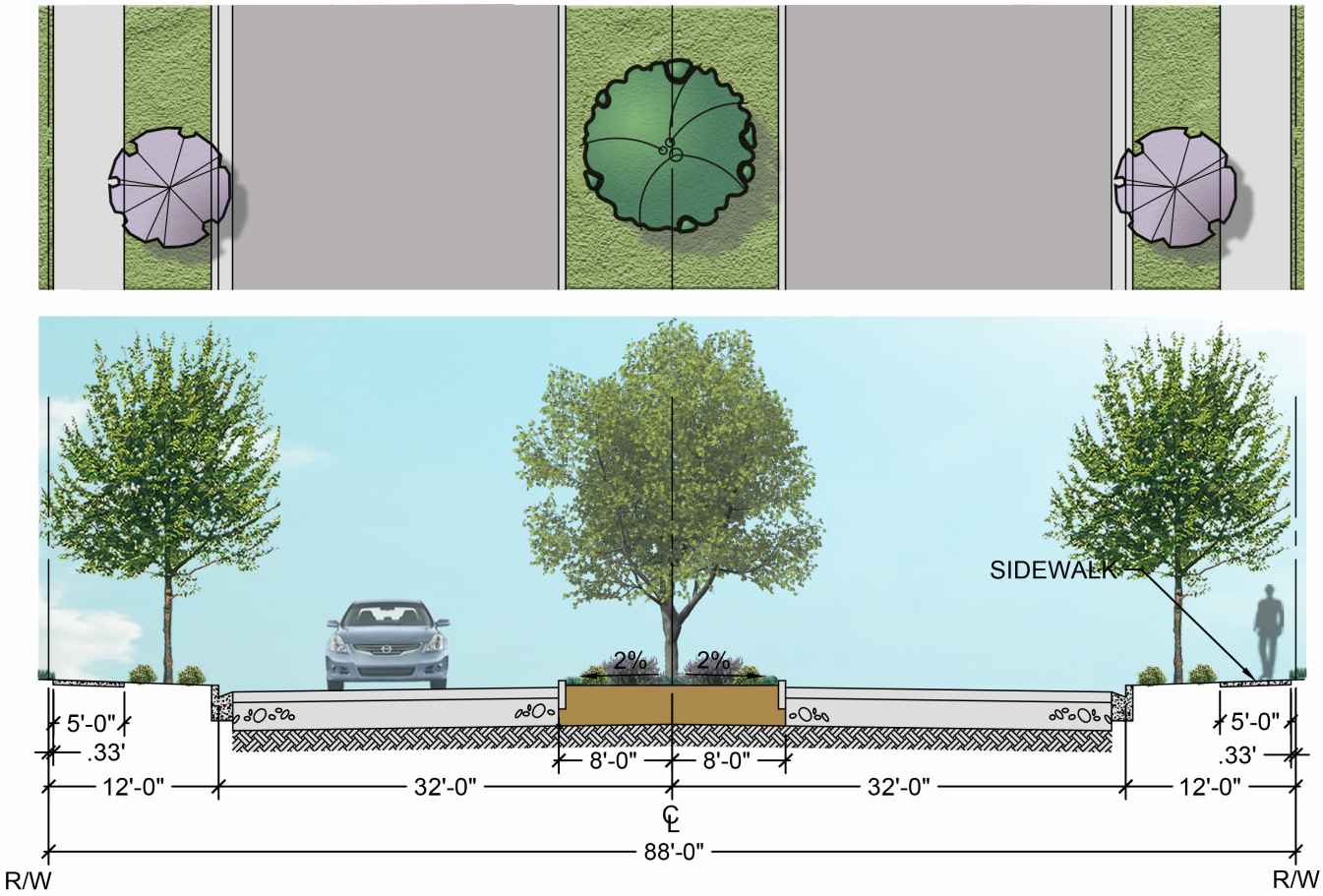


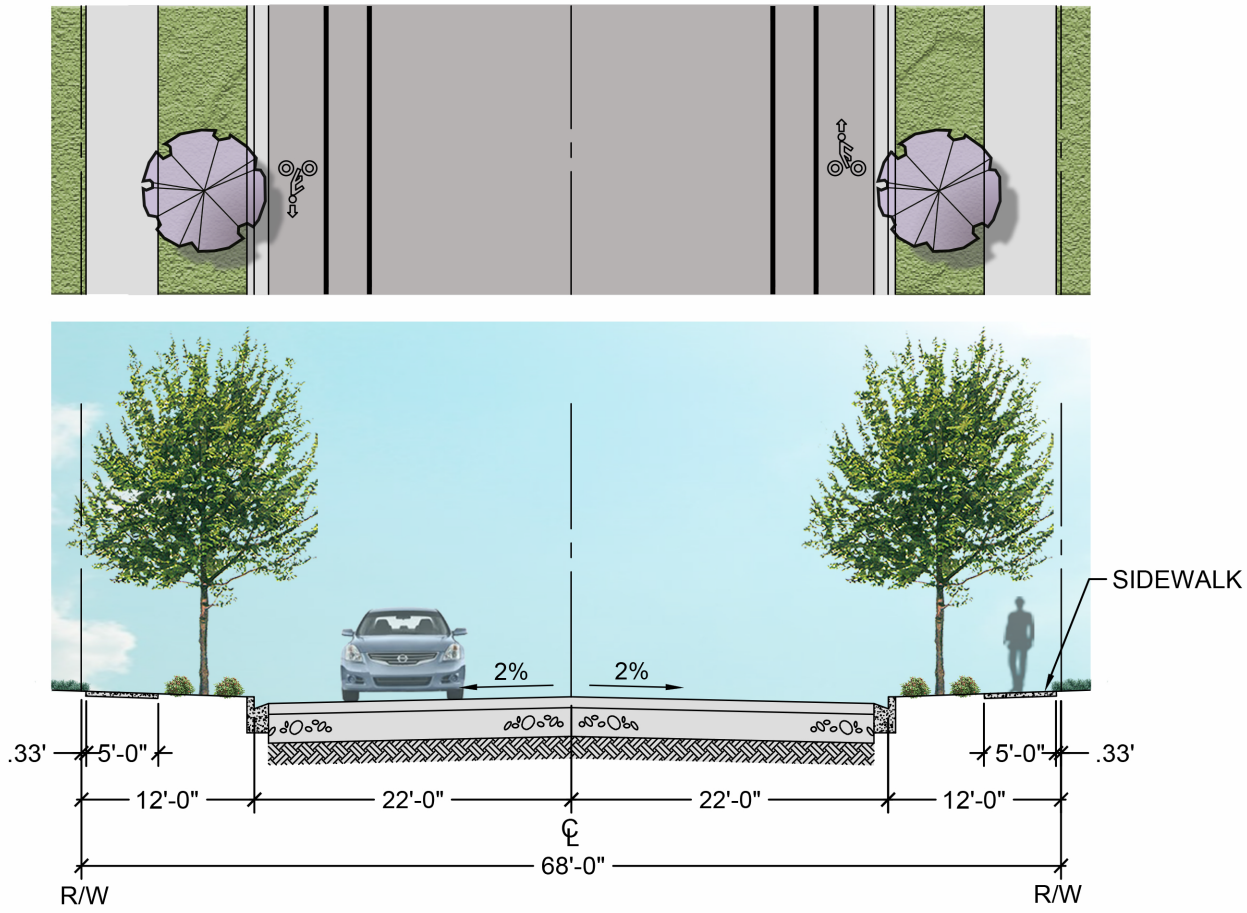
EXHIBIT 5-3.6 LANDSCAPED STREET SECTIONS



SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST

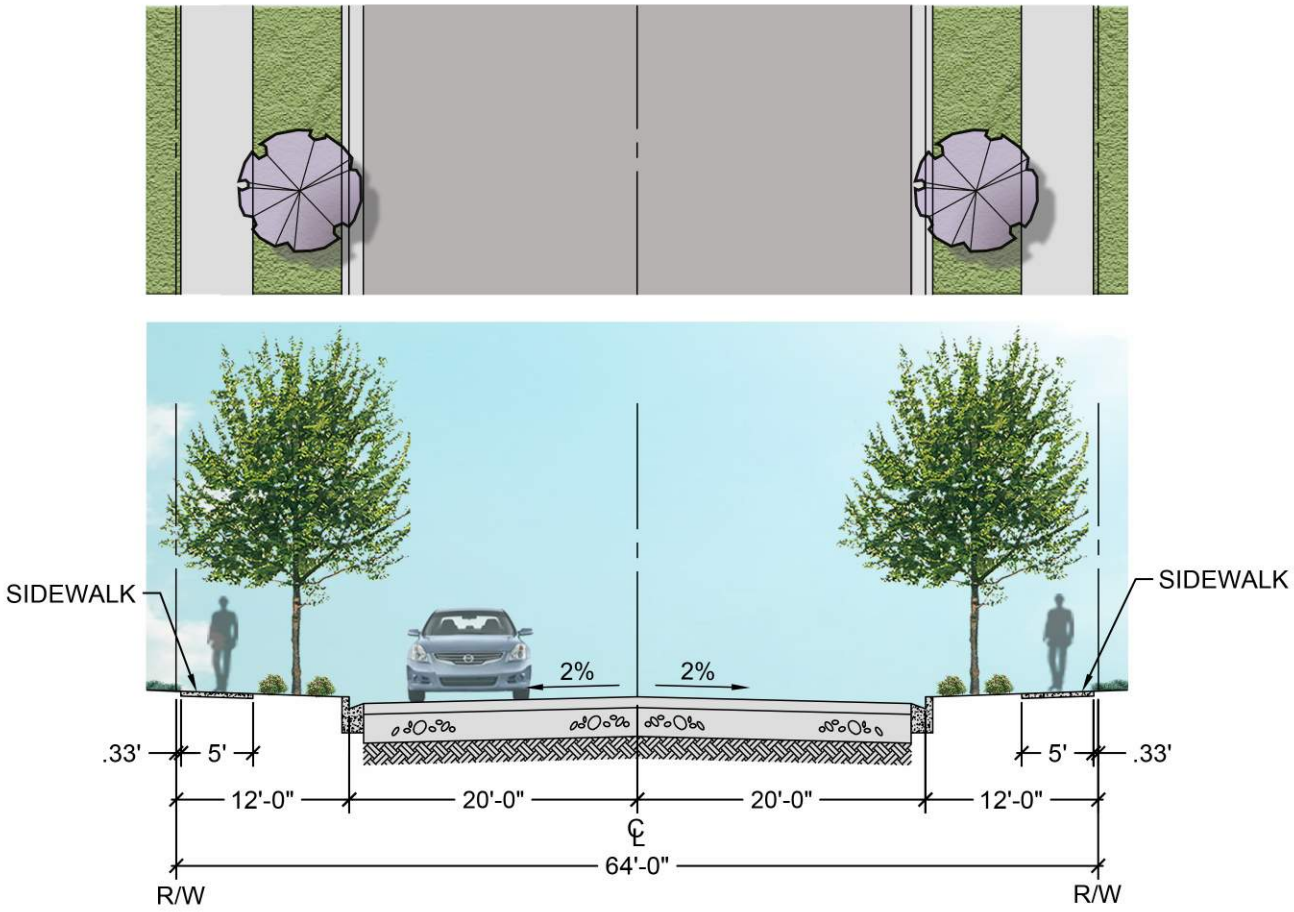
NOTE: STREET TREES MUST BE SELECTED FROM THE CITY OF CORONA APPROVED STREET TREE LIST.

EXHIBIT 5-3.7 88’ ROAD SECTION - MODIFIED SECONDARY ARTERIAL



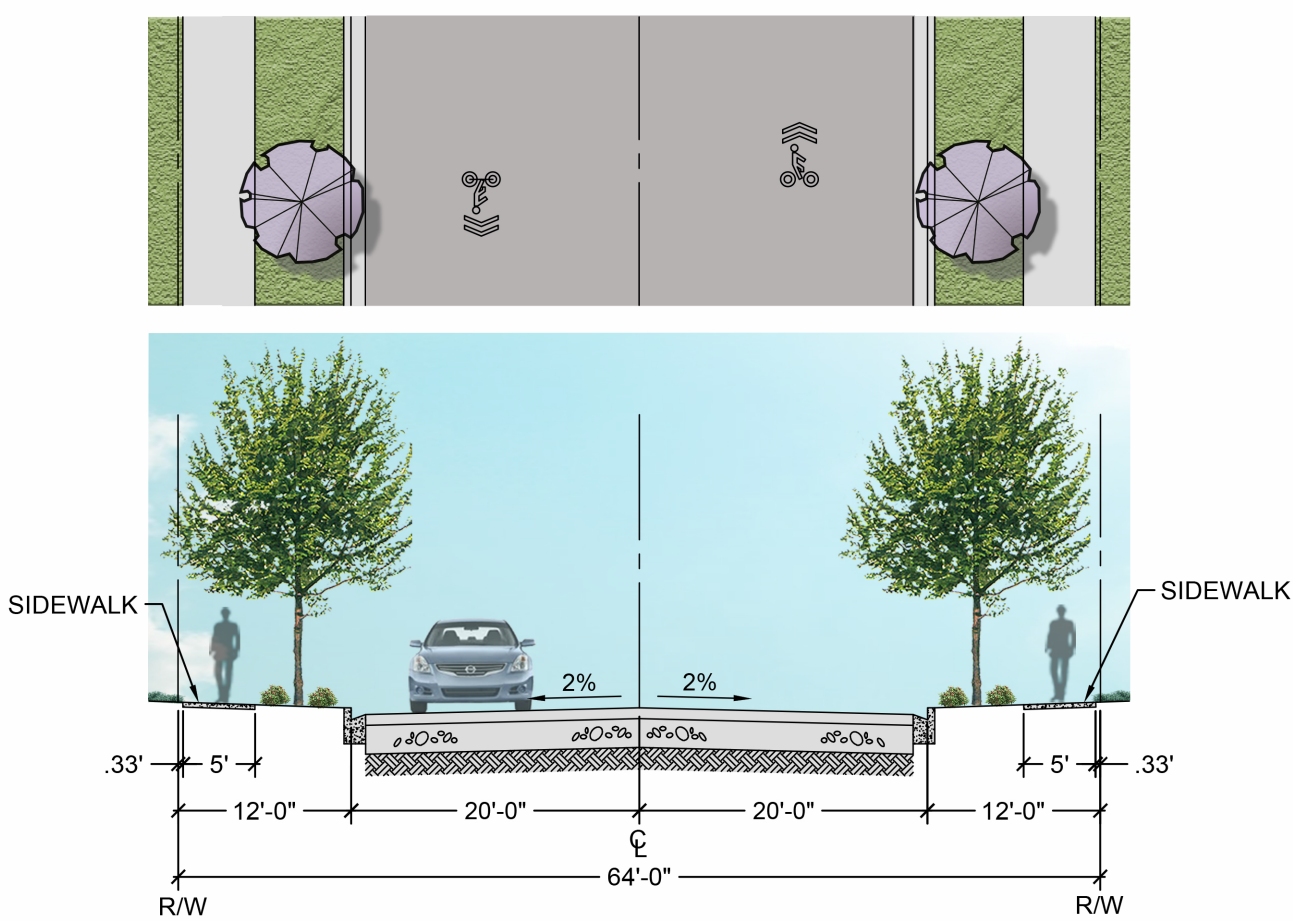
SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. STREET TREES MUST BE SELECTED FROM CITY OF CORONA APPROVED STREET TREE LIST

EXHIBIT 5-3.8 68' ROAD SECTION- COLLECTOR WITH PROTECTED BIKE LANE



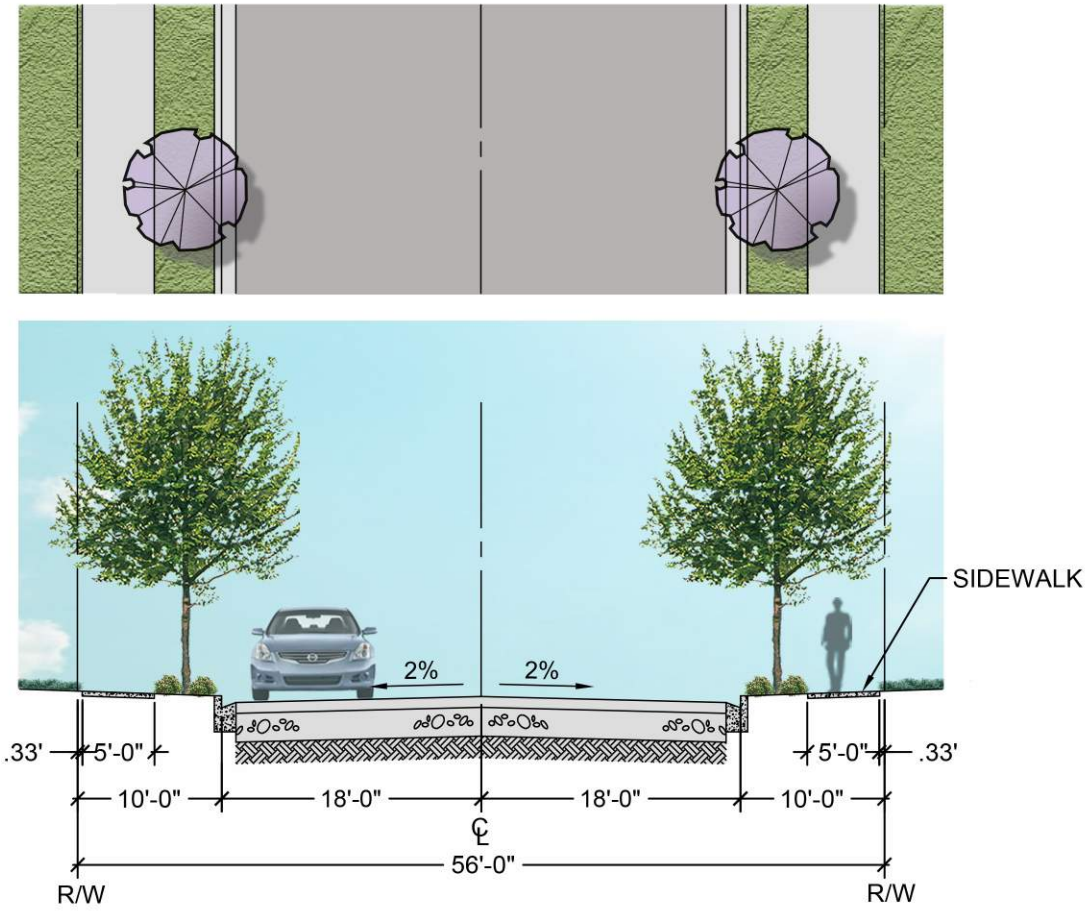
SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. STREET TREES MUST BE SELECTED FROM CITY OF CORONA APPROVED STREET TREE LIST

EXHIBIT 5-3.9 64’ ROAD SECTION - LOCAL STREET



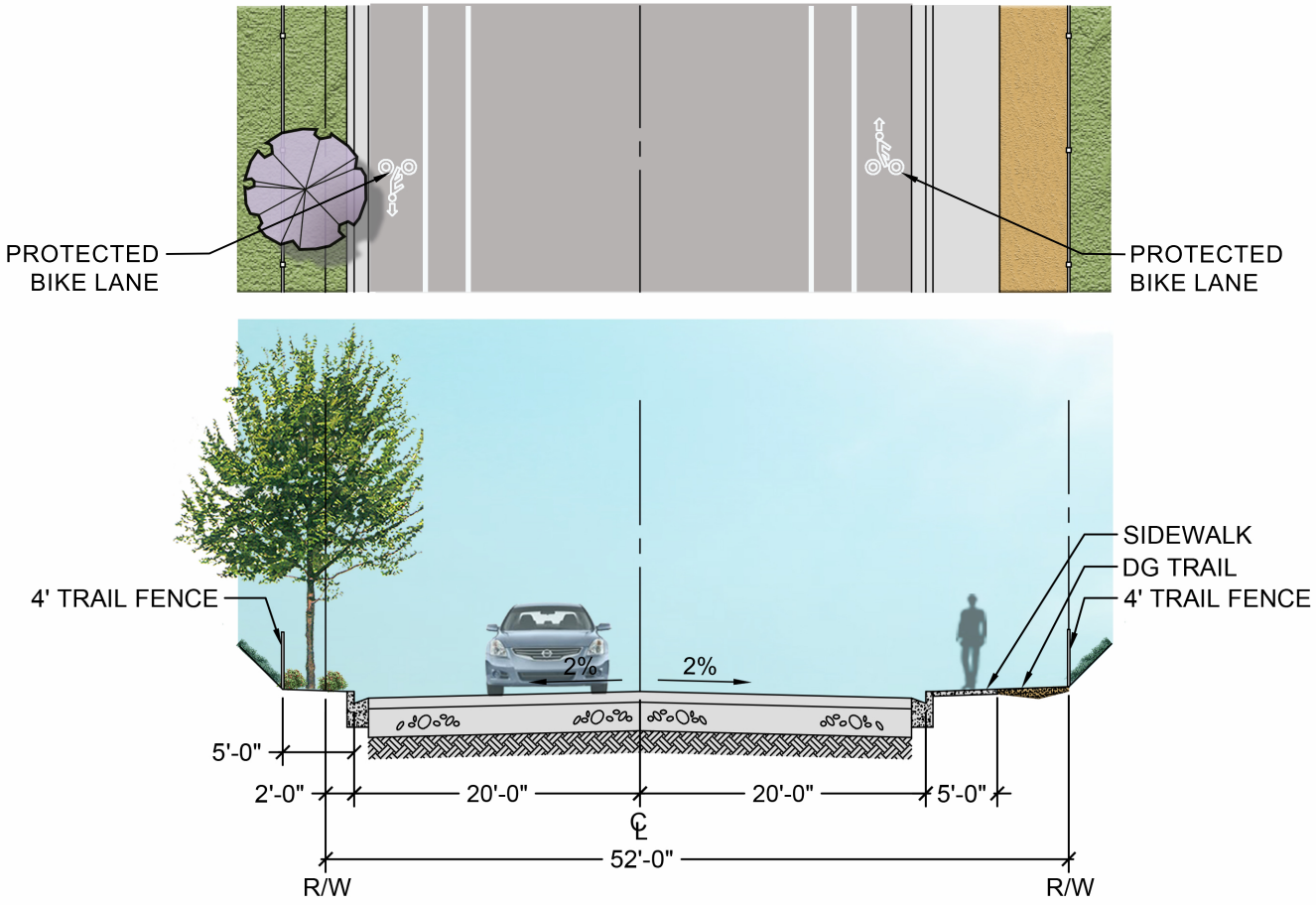
SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. STREET TREES MUST BE SELECTED FROM CITY OF CORONA APPROVED STREET TREE LIST

EXHIBIT 5-3.10 64' ROAD SECTION - MODIFIED LOCAL STREET



SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. STREET TREES MUST BE SELECTED FROM CITY OF CORONA APPROVED STREET TREE LIST

EXHIBIT 5-3.11 56’ ROAD SECTION - CUL-DE-SAC STREET



SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. STREET TREES MUST BE SELECTED FROM CITY OF CORONA APPROVED STREET TREE LIST

EXHIBIT 5-3.12 52' ROAD SECTION- MODIFIED LOCAL STREET WITH PROTECTED BIKE LANE

Parkways

Parkways will be planted with a single species of groundcover for each street to reinforce the sense of place and neighborhood identity. Species will be native groundcovers and low water use groundcovers chosen from the Community Plant List. Groundcovers not on this list are permitted, subject to approval from the City of Corona and if they meet fuel modification standards.

5.3.2 Landscape Medians

The design intent of the medians located within Skyline Heights is to unify the landscape of the community through the use of consistent hardscape and landscape elements. The design of the median provides a sense of continuity within the development theme. Planting in the median consists of low groundcovers selected from the approved Community Plant List.

5.3.3 Public Parks

The Skyline Heights Landscape Master Plan is oriented around a central public Community Park that will be maintained by the City. The ***Public Community Park Plans (Exhibit 5-3.13 and 5-3.14)*** depict the improvements within the Kite Park and the main Community Park. The public facilities include a kite park and facilities as well as the core park area with pickle ball courts, basketball courts, pump park, skate board park, children's adventure area, related recreational facilities, a public restroom, and parking. Plant material and landscape/hardscape design elements and features will be consistent with the rest of the park and the overall community. Planting shall establish and reinforce the landscape and community theme. The plant selections should be made from the Community Plant List.

Three raised crosswalks are incorporated into the public park and bike trail interface area to provide for safe and efficient connectivity between the public park areas, public parking area and trail head locations within Skyline Heights. The ***Bike Crossing With Protected Bike Lane (Exhibit 5-3-15)*** depicts the elevated crossing.



LEGEND

1. PARK
2. KITE PARK
3. FITNESS PARK
4. SHADE SAIL OVERHEAD WITH PICNIC TABLES
5. MINOR TRAIL HEAD LOCATION
6. OVERHEAD TRAIL WAYFINDING
7. DRINKING FOUNTAIN
8. BENCH SEATING
9. PICNIC TABLES
10. SIDEWALK
11. PATHWAY
12. HIKING TRAIL
13. TOT LOT
14. BARBECUE AREA

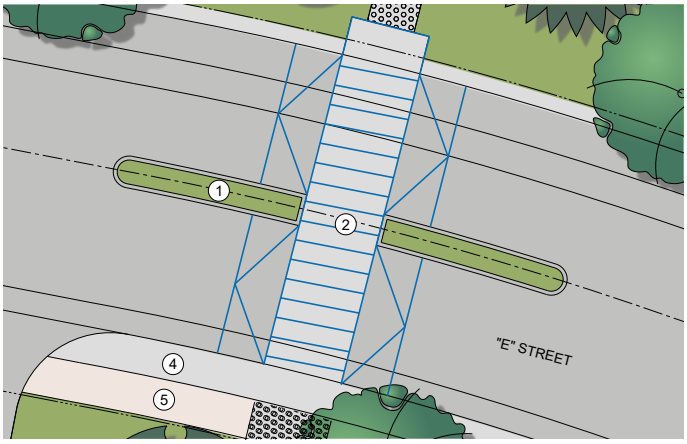
EXHIBIT 5-3.13 PUBLIC KITE PARK

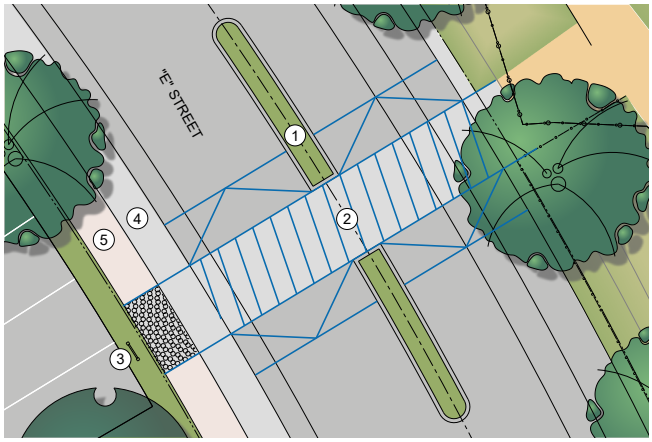


EXHIBIT 5-3.14 COMMUNITY PARK



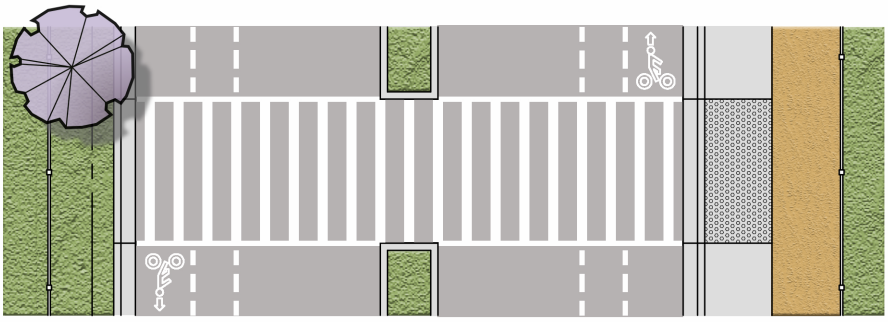
COMMUNITY PARK VIGNETTE





LEGEND

1. CENTER MEDIAN
2. RAISED CROSSWALK CROSSING
3. SLOW BICYCLES GIVE PEDESTRIANS RIGHT OF WAY SIGNAGE
4. SIDEWALK
5. HIKING TRAIL
6. PUBLIC TRAIL



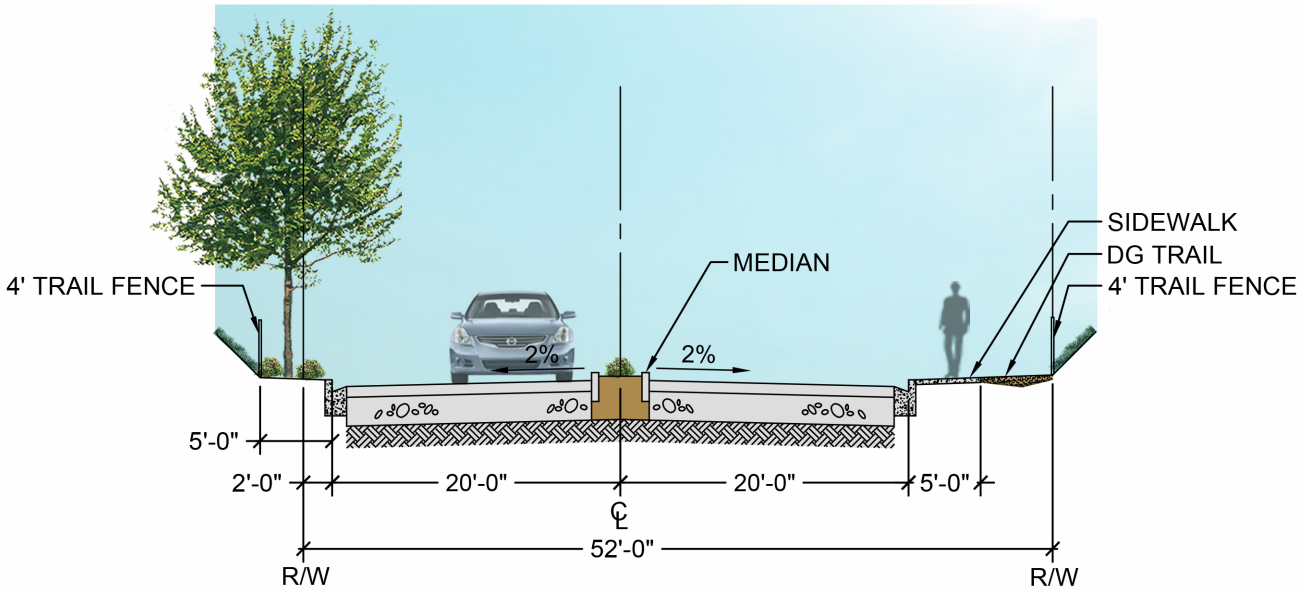


EXHIBIT 5-3.15 BIKE CROSSING WITH PROTECTED BIKE LANE

5.3.4 Private Neighborhood Parks

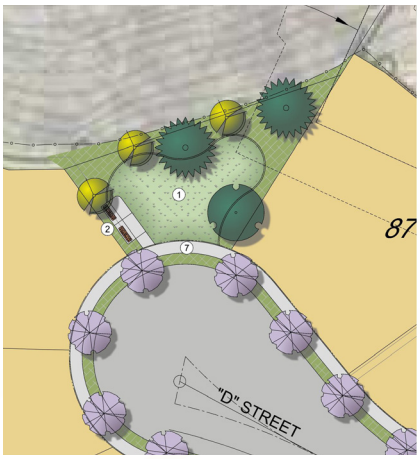
The Skyline Heights Landscape Master Plan contains a private neighborhood park and pocket parks that will be maintained by the Homeowner's Association. The private neighborhood parks and pocket parks are shown on ***Exhibits 5-3.16 and 5-3.17*** and are intended for passive recreation. Private parks include pocket parks with informal walkways and turf areas for small gatherings or lawn games and trail head areas to provide amenities and informational signage for hikers. Plant material and landscape/hardscape design elements and features will be consistent with the rest of the park and the overall community. Planting shall establish and reinforce the landscape and community theme. The plant selections should be made from the Community Plant List.

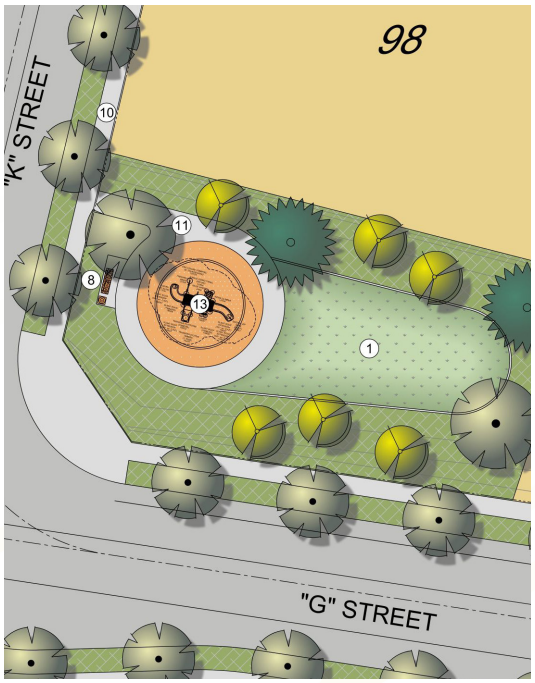


DOG PARK AND NEIGHBORHOOD VIEW PARK AND TRAIL HEAD

EXHIBIT 5-3.16 NEIGHBORHOOD PARK







LEGEND

1. POCKET PARK
2. MINOR TRAIL HEAD LOCATION
3. OVERHEAD TRAIL WAYFINDING
4. DRINKING FOUNTAIN
5. BENCH SEATING
6. CIRCULAR SEATWALL
7. SIDEWALK
8. HIKING TRAIL

EXHIBIT 5-3.17 PRIVATE POCKET PARKS

5.3.5 Manufactured Slopes

Manufactured slopes within the residential development pads and along the project perimeter are proposed to be planted with selected shrubs and groundcovers from the Community Plant List to provide erosion control and slope stabilization. The overall intent is to provide slope stabilization, preserve views where extant, and enhance the exterior landscape scene. Landscape areas on manufactured slopes shall be permanently irrigated.

All slopes in excess of four vertical feet (4') shall be landscaped per the Corona Fire Department approved Fire Modification Plan. Slopes shall be permanently landscaped with erosion control, drought-tolerant plant material, permanent paved surfaces, retaining walls, or other permanent erosion control methods, approved by the City of Corona. Slope landscaping will consist of small tree groupings, informal massing of low growing shrubs, and native groundcovers selected from the Community Plant List. Accent shrubs will be used near the streets and at focal points such as trail heads and roadway crossings.

5.3.6 Neighborhood Landscape Design Guidelines

The general intent of these Landscape Design Guidelines is to provide an attractive and sustainable landscape concept including landscape design criteria and appropriate plant material that complements and reinforces the overall theme for Skyline Heights. The plant material selection should consider water use/drought tolerance, landscape aesthetics, slope stabilization, and fire safety/fuel modification. Turf areas should be limited to useable recreational spaces in common areas.

Landscape plans for areas that are adjacent to the MSHCP Conservation Area, shall avoid invasive, non-native plant species listed as "prohibited" on the ***Community Plant List (Table 5-3)***.

5.3.7 Irrigation System Standards

All public, Homeowner's Association, and private front yard landscapes shall have automatic irrigation systems installed. These systems shall provide irrigation to landscapes in a safe and efficient manner. All irrigation installations shall conform to all applicable City of Corona standards.

1) Systems shall employ permanent automatic controllers and below-grade supply lines.

2) All systems should be designed so that areas of separate maintenance responsibility can be controlled independently to the extent practical.

3) Systems should use low precipitation rate spray heads, laid out and selected to minimize water waste due to over-spray or airborne misting, and designed to adjust water output to water use requirements of plant material to the extend practical.

4) Controller valves, check valves or anti-drain valves shall be used on long irrigation lines to minimize erosion and uncontrolled runoff due to line breakage.

5) Very low water use irrigations systems such as drip, bubbler, and micro-spray should be used in all areas except for turf.

6) Irrigation systems shall comply with all appropriate City of Corona codes and regulations.

5.3.8 Perimeter Walls and Fences

Community Walls and Fencing Concept

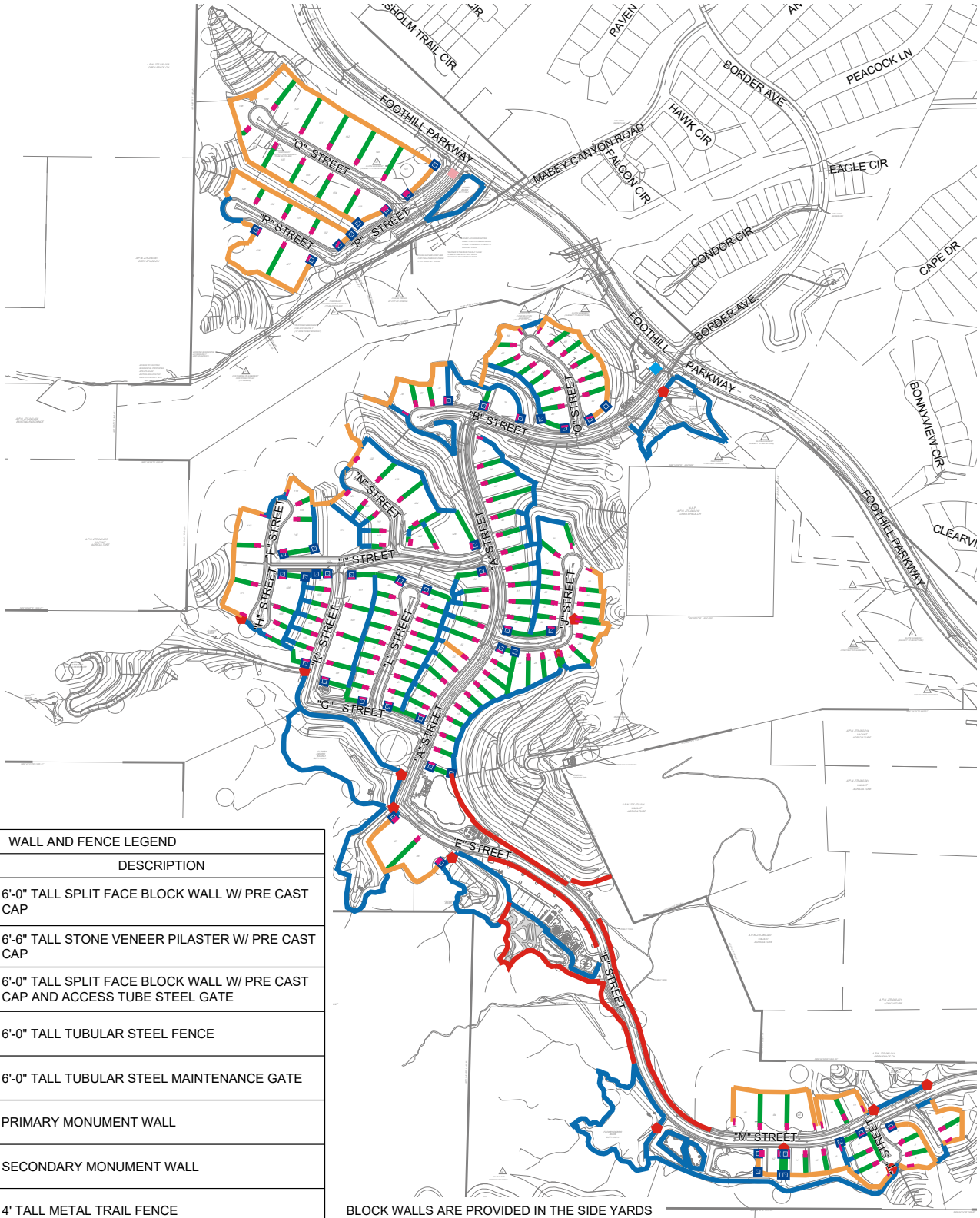
The Skyline Heights Specific Plan includes fence and wall selections to promote the community concept while providing an aesthetically pleasing buffer to adjacent property owners. The ***Conceptual Wall and Fence Plan (Exhibit 5-3.18)*** has specified locations for various types of walls and fences throughout the community.

Special edge treatments shall be implemented where development areas abut open space areas, including the installation of minimum 6-foot-tall exclusion fencing, 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.

Individual lots will be enclosed by a rear yard masonry wall where sound attenuation and privacy are desired. Where views are to be preserved, view fencing will be installed. Glass or plexi-glass may be utilized as alternative view fencing materials for the residential lots for sound attenuation along Foothill Parkway. The location of the view fencing shall be installed in accordance with City of Corona standards. Wall heights and fence heights will be 6 feet (6') maximum.

On-site basins will be enclosed per County of Riverside fencing requirements and guidelines.



WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT FACE BLOCK WALL W/ PRE CAST CAP
W-02	6'-6" TALL STONE VENEER PILASTER W/ PRE CAST CAP
W-03	6'-0" TALL SPLIT FACE BLOCK WALL W/ PRE CAST CAP AND ACCESS TUBE STEEL GATE
W-04	6'-0" TALL TUBULAR STEEL FENCE
W-05	6'-0" TALL TUBULAR STEEL MAINTENANCE GATE
W-06	PRIMARY MONUMENT WALL
W-07	SECONDARY MONUMENT WALL
W-08	4' TALL METAL TRAIL FENCE
W-09	6'-0" TALL FIRE WALL

BLOCK WALLS ARE PROVIDED IN THE SIDE YARDS OF RESIDENTIAL LOTS AND REAR YARDS OF RESIDENTIAL LOTS,WHERE THERE ARE NO OPPORTUNITIES FOR SCENIC VISTAS TO MAXIMIZE PRIVACY AND SECURITY.

EXHIBIT 5-3.18 CONCEPTUAL WALL AND FENCE PLAN

The ***Conceptual Wall and Fence Details (Exhibit 5-3.19)*** depicts the details and materials for the community walls and fences throughout the Skyline Heights Specific Plan. Typical walls and fences for the SFD Cluster District products are depicted on The ***Typical SFD Cluster Wall and Fence Design (Exhibit 5-3.20)***.



WALL: W-01
PILASTER: W-02,
6'-0" TALL SPLIT FACE BLOCK WALL W/ PRECAST CAP
6'-6" TALL STONE VENEER PILASTER W/ PRECAST CAP

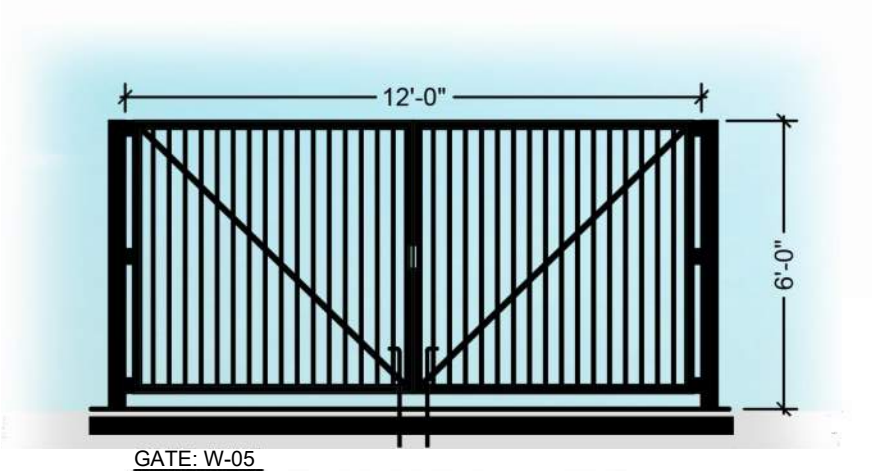


FENCE: W-03
6-0" TALL SPLIT FACE BLOCK W/ TUBE STEEL
ACCESS GATE

EXHIBIT 5-3.19 CONCEPTUAL WALL AND FENCE DETAILS



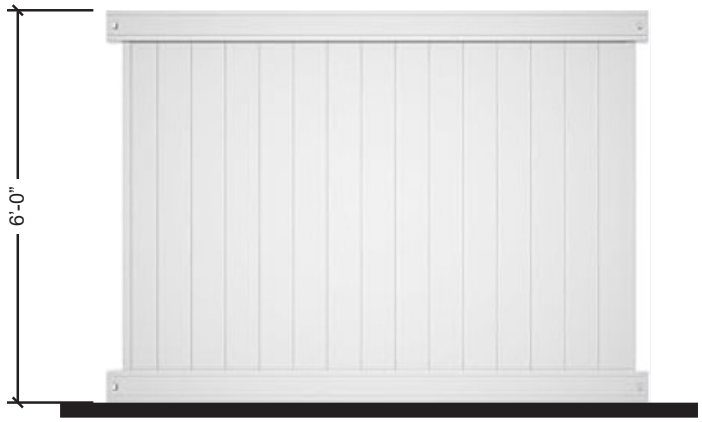
FENCE: W-04
6'-0" TALL TUBULAR STEEL VIEW FENCE
W/ STONE VENEER PILASTER



GATE: W-05
6'-0" TALL TUBULAR STEEL MAINTENANCE GATE



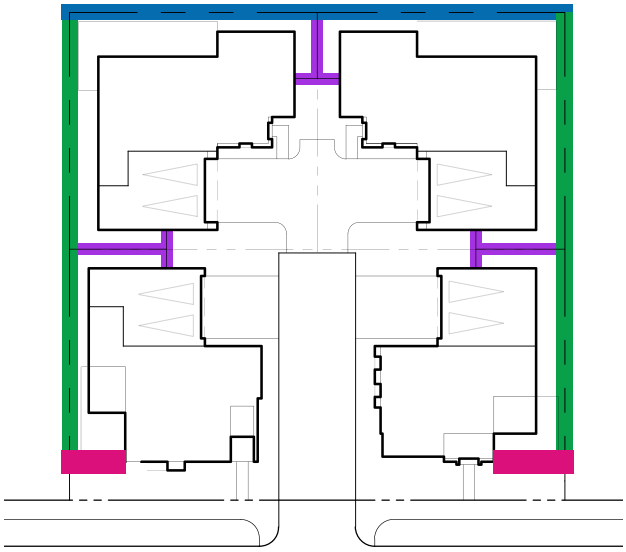
FENCE: W-08
4' TALL 3-RAIL METAL FENCE, COLOR TAN



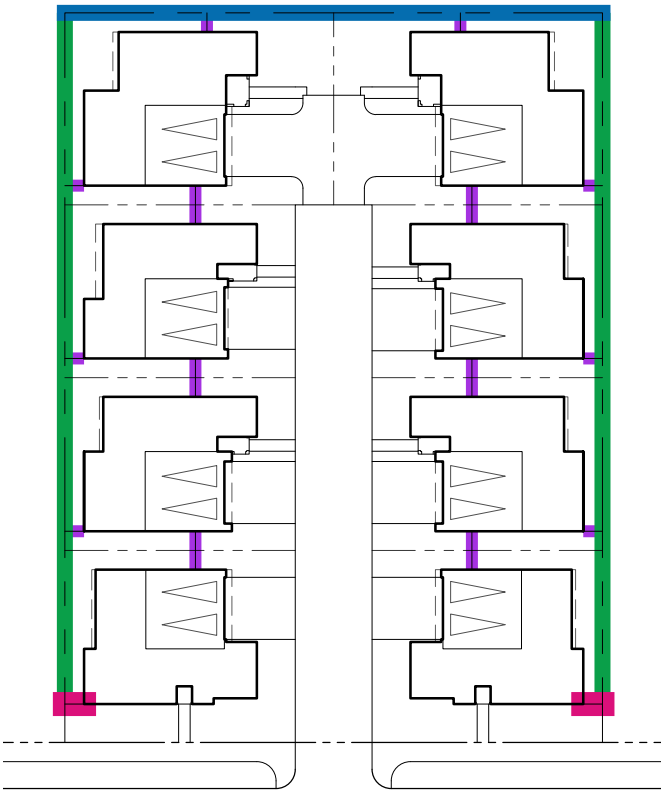
FENCE: W-09
6' TALL VINYL FENCE



FENCE:
6' MAINTENANCE AREA FENCING



LARGE
4-CLUSTER
(TYPICAL)



SMALL
8-CLUSTER
(TYPICAL)

WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT FACE BLOCK WALL W/ PRE CAST CAP
W-03	6'-0" TALL SPLIT FACE BLOCK WALL W/ PRE CAST CAP AND ACCESS TUBE STEEL GATE
W-04	6'-0" TALL TUBULAR STEEL FENCE
W-09	6'-0" TALL VINYL FENCE

BLOCK WALLS ARE PROVIDED IN THE SIDE YARDS OF RESIDENTIAL LOTS AND REAR YARDS OF RESIDENTIAL LOTS,WHERE THERE ARE NO OPPORTUNITIES FOR SCENIC VISTAS TO MAXIMIZE PRIVACY AND SECURITY.

EXHIBIT 5-3.20 TYPICAL SFD CLUSTER WALL AND FENCE DESIGN

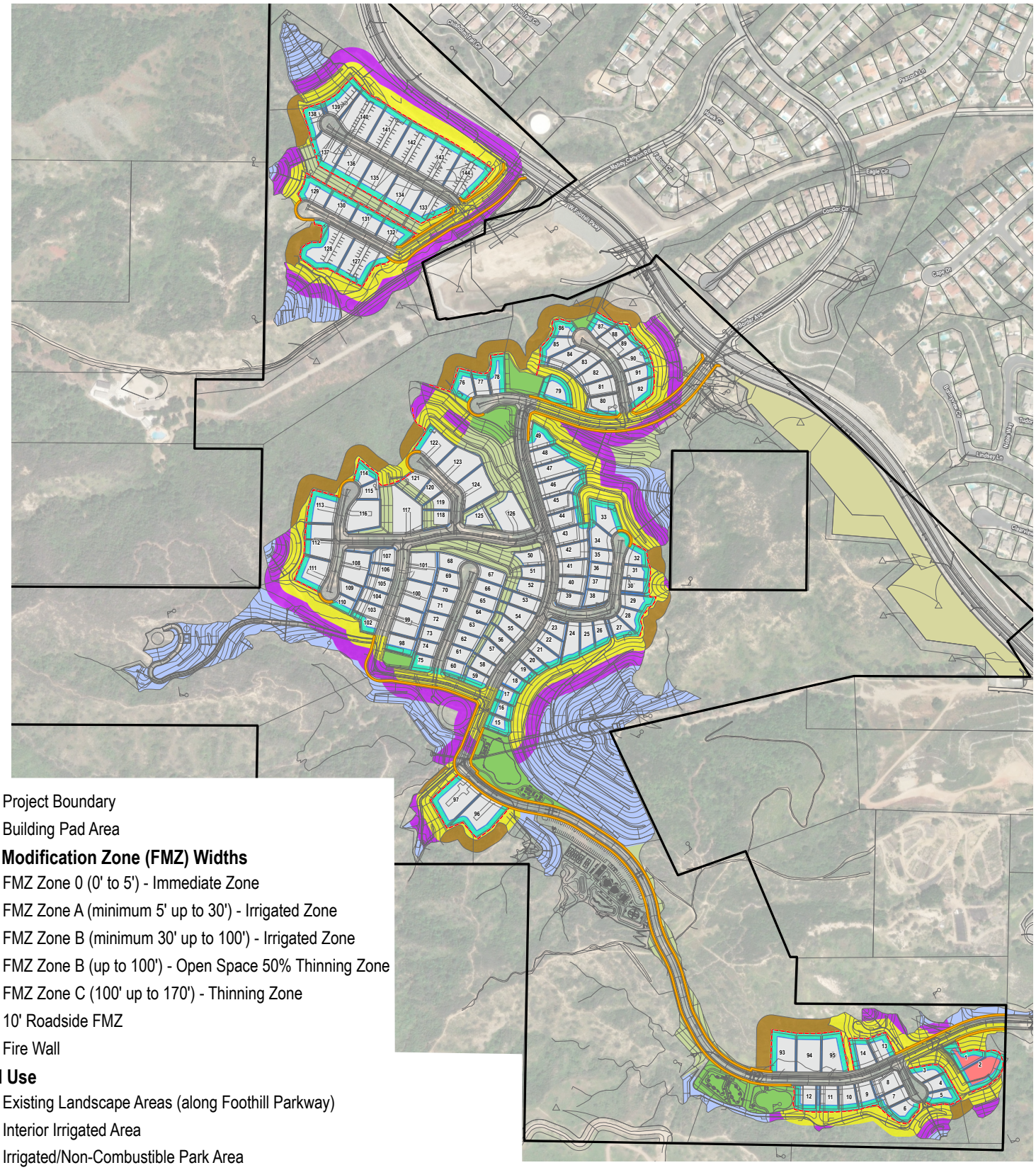
5.4 FUEL MODIFICATION

Fuel Modification for Planning Area 1 shall be pursuant to the requirements of the Conceptual Fire Protection Plan prepared by Dudek, dated January 2024.

In summary, the Plan provides for five fuel treatment zones; Zone 0, A, B, C and a Roadside Adjacent Defensible Space Zone. Zone 0, the ember-resistant zone (0 to 5 feet from structure) contains only non-combustible material. Irrigated Zone A (5 to 30 feet from structure) is to create a defensible space for fire suppression forces to protect structures. It shall be free of all combustible construction and materials. It shall consist of level graded area at top or bottom of slope.

Zone B is another irrigated zone (30 to 100 feet from structure). It shall be cleared of all undesirable and combustible plant species and replaced with plants from the approved Fire-Resistant Plant List. This zone is to reduce flame lengths and is required on all slopes adjacent to Zone A. Zone C is the Thinning Zone (100 to 170 feet from structure) and requires thinning and removal of all dead, dying, and undesirable species.

The roadside-adjacent defensible space zone extends 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. Clear and remove flammable growth 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). Required on all areas of Project. See ***Exhibit 5-3.21, Fuel Modification Zone***.



Project Boundary
Building Pad Area

Fuel Modification Zone (FMZ) Widths

FMZ Zone 0 (0' to 5') - Immediate Zone
FMZ Zone A (minimum 5' up to 30') - Irrigated Zone
FMZ Zone B (minimum 30' up to 100') - Irrigated Zone
FMZ Zone B (up to 100') - Open Space 50% Thinning Zone
FMZ Zone C (100' up to 170') - Thinning Zone
10' Roadside FMZ
Fire Wall

Land Use

Existing Landscape Areas (along Foothill Parkway)
Interior Irrigated Area
Irrigated/Non-Combustible Park Area
Lots with Additional Mitigation Measures
Perimeter Manufactured Slopes (Hydroseed and Irrigated Slopes w/ No Trees)

EXHIBIT 5-3.21 FUEL MODIFICATION ZONE

This page intentionally left blank

SECTION 6 - IMPLEMENTATION AND ADMINISTRATIVE PROCEDURES

6.1 INTRODUCTION

This Section 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 this Specific Plan as necessary.

All development within the Skyline Heights Specific Plan community is subject to the implementation procedures described in this Section. Additional information on implementation, including potential funding mechanisms, maintenance responsibilities, and monitoring activities, are also discussed in this Section.

6.1.1. Applicability

All development and proposed uses in the Specific Plan area shall comply with the Implementation Regulations set forth in this Specific Plan. Where conflicts exist between the Implementation Regulations contained in the Skyline Heights Specific Plan and those found in the City's Zoning Ordinance, the standards in this Specific Plan shall take precedence. Procedures, notices, timelines and appeals not addressed in this Specific Plan shall be subject to the requirements of the City's Municipal Code in effect at the time a project is submitted or as otherwise provided in an approved and effective development agreement for the site.

6.2 INFRASTRUCTURE FINANCING

Several techniques are available for financing the required improvements for the Skyline Heights Specific Plan area. The appropriate mechanism for implementing each improvement shall be tied to the construction schedule and established conditions of approval for implementing projects. The following is a summary of possible methods that could be used to finance Specific Plan improvements. There may be other sources available to finance improvement projects, such as special assessment districts, government grants, or various types of bonds not listed below.

6.2.1 Developer Funding

Certain onsite facilities and improvements are directly associated with various phases of development. It is reasonable to expect the developer, builder, or property owner to pay all or a majority of the costs associated with these facilities and improvements in order to secure development rights. Onsite local streets, utility connections from main trunk/service lines, and drainage facilities are examples of facilities and improvements typically required concurrent with development and often funded by the developer or builder.

6.2.2 Special Assessment Districts

A special assessment district may fund improvements within the entire Specific Plan area or smaller areas in the Specific Plan where special improvements are constructed that directly benefit only certain property owners. Special assessment districts may only be used to pay for projects that are of specific and direct benefit to the property owner being assessed. The amount of the assessment must directly relate to the amount of benefit received by the property owner.

This financing tool can be used for public improvements that directly benefit specific properties that are assessed to pay for the improvements at no risk to public agency general funds. One or more special assessment districts may be created for the Skyline Heights Specific Plan area to cover improvements such as landscaping, geotechnical maintenance and hazards, and lighting.

6.2.3 Community Facilities Districts (CFD)

The Mello-Roos Community Facilities Act of 1982 allows the creation of special districts authorized to levy a special tax and issue tax exempt bonds to finance public facilities and services. A community facilities district (CFD) may be initiated by the legislative body or by property owner petition and must be approved by a two-thirds majority of property owners or registered voters (if there are more than 12 registered voters living in the area).

Because there is no requirement to show special benefit, Mello-Roos levies may be used to fund improvements of general benefit, such as fire and police facilities, libraries, and parks, as well as improvements that benefit specific properties. The provision also allows the reallocation of cost burdens to alleviate untenable burdens on specific properties.

6.2.4 Impact Fees and Extractions

Appropriate fees and exactions shall be determined through the Development Agreement process. Those impact fees not determined by a Development Agreement shall be charges at the rate effective at the time payment is due. Any improvement expenses required by the City of Corona incurred by the developer, but which exceed the developer's proportional responsibility or fair share of such expenses, may be reimbursed to the developer through a mutually agreeable mechanism.

6.2.5 Other Funding Sources

Other funding sources may be available to finance the various improvements associated with this Plan. Other sources include federal, state, regional, or local government grants, public agency construction, private developer coalitions, or various types of bonds not previously identified.

6.3 MAINTENANCE AND OPERATIONS

Public and private improvements constructed within the Skyline Heights Specific Plan area shall be maintained through a combination of public and private entities as described in ***Table 6.1, Maintenance Entities***.
A Homeowner's Association (HOA) shall be established for the maintenance of privately-owned common area landscape improvements, private park facilities and slopes within areas of the Skyline Heights community. Indication of more than one party responsible for maintenance of any facility on Table 6.1 infers that maintenance may be undertaken by one party or any combination of the listed parties, subject to a formal agreement.

The maintenance organization shall be determined prior to or concurrent with recordation of any final subdivision map. For areas in public ownership (such as public roadway ROWs), maintenance districts may fund the maintenance of these areas.

6.3.1 Private Maintenance

Each individual private property owner is responsible for maintenance of areas within private residential lots, as well as maintenance of the landscape strip on the frontage of residential lots when abutting a public street.

6.3.2 Homeowners Association (HOA)

A Homeowners Association (HOA) shall be established for the maintenance of common area landscape improvements within the residential areas of the Skyline Heights Specific Plan. The HOA may assume ownership and maintenance responsibility for areas including, but not limited to: all common recreation, open space, private parks, WQMP basins, private roadways, fuel modification zones, major slopes, and landscaped areas. Any private roads or accesses (if needed), as well as associated roadway landscaping and hardscaping shall be maintained by an HOA or other public/private entity.

The HOA for the Skyline Heights Specific Plan will establish Covenants, Codes and Restrictions (CC&Rs) to implement and manage all properties and improvements that are owned or managed within the Specific Plan area. The creation of CC&R's will provide assurance to the City that these areas will be maintained and enhanced for the enjoyment of future residents.

6.3.3 Local Agency Maintenance

All public infrastructure facilities, roadways, parks, trails and dedicated natural open space within the Skyline Heights Specific Plan area shall be designed and constructed to standards stated in this Specific Plan and will be entered into the City system of roads for operation and maintenance as approved by the City Council. All landscape within raised medians on public roadways shall be maintained by the City of Corona. Indication of more than one party responsible for maintenance of any facility on ***Table 6-1*** infers that maintenance may be undertaken by one party or any combination of the listed parties, subject to a formal agreement.

TABLE 6-1 MAINTENANCE ENTITIES

	Homeowner	Homeowner's Association	City CFD	Other Service Entity [1]
PRIVATE FACILITIES AND PRIVATE ROADWAYS				
Common Area Landscape		X		
Fuel Modification Zones and Major Slopes		X	X	
Neighborhood View Park, including streetlights		X		
Pocket Parks, including streetlights		X		
Residential Rear Yard Landscape	X			
Residential Front Yard and Corner Side Yard Landscape, including Landscape Parkway within Residential Lot Frontage	X	X		
Trails (Improved trails within the graded area of the site)		X	X	
WQMP		X		
PUBLIC FACILITIES				
Entry Signage		X		
Detention/Flow-By Basins			X	X
Main Park, including Pickleball and Basketball Courts, Bike Track, Kite Park and Pump Park		X	X	
Dog Park		X	X	
Roadways, including Pavement, Curb, Medians, Sidewalk, Landscape, Streetlights and Signals			X	
Open Space/Slopes/Basins		X	X	
Sewer, Storm Drain and Water Facilities		X	X	X
Natural Open Space (per TTM 36544) Lots H, J, L, Q		X	X	
Public Master Plan Trails (Off-site)		X	X	
Water Facilities		X	X	X
Water Tank (City-Owned); Pump Stations		X	X	X

(1) Other Service Entities may include public conservation agencies, flood control agencies, Special Assessment District, and other public/private entities.

6.4 DEVELOPMENT APPLICATIONS

The Skyline Heights Specific Plan will be implemented through the processing of various discretionary entitlements and ministerial actions. The implementation process provides the mechanism for reviewing development plans and ensuring development consistency with the Specific Plan's objectives. The City of Corona shall be responsible for the administration and enforcement of the Skyline Heights Specific Plan in accordance with the provisions of this Specific Plan, the State of California Government Code, and the Subdivision Map Act, including: processing assistance, interpretations of provisions, approval of administrative permits, issuance of permits, site development plans, approval of temporary or interim uses, specification of conditions of approval, and authorization of certificates of occupancy for new development.

Table 6.2, Implementation Process, identifies the process of entitlement through the City of Corona for various applications and actions. Table 6.2 only applies to developments implemented within the Skyline Heights Specific Plan.

TABLE 6-2 IMPLEMENTATION PROCESS

	Planning Director	Development Plan Review	Project Review Committee	Planning Commission	City Council
Major Specific Plan Amendment		X	X	X	X
Minor Specific Plan Amendment (1)	X				
Precise Plans		X	X	X	X
Development Agreement			X	X	X
Tentative Tract Map(s) / Parcel Map (s)		X	X	X	X

(1) Minor specific plan amendments are allowed pursuant to Section 6.9

The following administrative standards apply to the implementation of future development applications (including precise plans, tract maps, parcel maps, conditional use permits, or variances) for projects within the Skyline Heights Specific Plan area.

a) No development shall occur or building permits issued within the adopted Skyline Heights Specific Plan area until the proposed development is reviewed consistent with the City's Development Plan Review and found to be consistent with the adopted Specific Plan.

b) Future development within the Specific Plan area shall require individual project review and analysis, including General Plan and Specific Plan consistency and environmental analysis, according to the provisions of the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

c) Any current or future tentative tract or parcel map(s) and precise plan(s) shall be consistent with this Specific Plan, as adopted.

d) Building permits for dwelling units shall be issued when a final subdivision map has been recorded. Permits may be issued for model units prior to final map recordation subject to the Subdivision Map Act and the Corona Municipal Code (CMC).

6.5 PRECISE PLANS

6.5.1 Processing

A Precise Plan shall be prepared, submitted, and approved for any residential and recreational development, pursuant to CMC Section 17.91. Precise Plans shall be consistent with the intent and objectives of this Specific Plan. No building permits shall be issued for such developments until the Precise Plan is approved by the Planning Commission.

Precise Plans and Tentative Subdivision Maps for development shall include design features to avoid potential conflicts with existing off-site land uses. These features may include, but are not limited to: landscape screening, berms, walls, setbacks from planning area boundaries, trail connections, and land use orientation to ensure compatibility.

6.5.2 Eligibility

Any project developed pursuant to this section shall meet the following requirements, and any such approvals shall be subject to conditions established under this Section.

1) The land area and dimensions of the project shall not be less than the lot area requirements established by the Planning Area designation.

2) Maximum residential densities shall be in accordance with ***Table 3-1***, Land Use Allocation, in Section 3, Development Plan, of this Specific Plan.

3) All public open spaces within the Precise Plan area shall be provided with required on-site and off-site improvements in accordance with the current City policy.

4) Conditions to ensure maintenance of any proposed common areas within the Precise Plan area shall be included with the City's approval.

5) Architectural design shall be consistent with Section 5, Community Design Guidelines, of this Specific Plan.

6.5.3 Required Action

Prior to filing of an application for projects requiring Precise Plan approval, the developer shall submit plans to the Planning Director for Development Plan Review following the provisions of the CMC Chapter 17.102.

1) The Planning Commission shall approve, conditionally approve, or deny all Precise Plans submitted for approval.

2) Any Precise Plan project shall be developed subject to all conditions imposed as part of approval of the Precise Plan. The Planning Director may approve or conditionally approve minor adjustments provided such adjustments are in substantial compliance with Planning Commission approval.

6.5.4 Conditions of Approval

Any Precise Plan units shall address the following conditions:

1) The proposed Precise Plan development shall conform to the General Plan and Specific Plan in terms of general location, density, and general standards of development.

2) All private common access streets provided for vehicular access and serving residential units within the project shall be developed in accordance with this Specific Plan's private street standards and shall be perpetually maintained by the responsible entity.

3) The Planning Commission is authorized to approve, deny, and condition a Precise Plan application pursuant to Section 17.91.080 of the CMC.

6.5.5 Tentative Tract Map(s)

No tentative map or parcel map may be approved unless it is consistent with the most recently approved Specific Plan.

6.6 SUBDIVISIONS

6.6.1 General Application

The provisions of this Section shall be used for processing subdivisions in the Skyline Heights Specific Plan. Standards which are not addressed in this section shall be governed by the City of Corona's Subdivision Ordinance (Title 16). Modifications to these and other Title 16 standards may be applied for in accordance with CMC Chapter 16.32.

1) The applicant shall prepare a home buyer notification package which contains a description and accompanying maps showing the adopted land use plans for the Skyline Heights Specific Plan and surrounding areas. Each homeowner will be required to affirm, by signature, their awareness of the existing surrounding land uses and future development plans within the Specific Plan area. The contents of the notification package shall be reviewed and approved by the Planning Director prior to recordation of the first builder tract map.

2) Subdivision maps of all residential areas require approval of a Precise Plan application, prior to the issuance of permits for a precise grading plan and building plan.

6.6.2 Design Standards

1) Cul-de-Sacs – Cul-de-sac streets shall be designed in compliance with the design standards in ***Section 4, Development Regulations***, of this Specific Plan. Where the Specific Plan is silent, applicable provisions of the City's Municipal Code shall apply. All other cul-de-sac variations not discussed in this Specific Plan, must be approved by the Board of Zoning Adjustment per CMC Section 17.98.070.

2) Residential Flag Lots – are allowed and shall be reviewed for approval in conjunction with Tentative Subdivision Map review. The following design requirements shall apply:

- Minimum flag lot street frontage shall be 20 feet.
- No more than two flag lots shall be located adjacent to one another.
- Adequate lot area must exist to permit a vehicular turn-around area.

6.7 GENERAL ADMINISTRATION/PLANNING COMMISSION HEARINGS

A public hearings on all Precise Plan applications shall be held in accordance with the provisions of CMC Chapter 17.91, Precise Plans. The Planning Commission may approve, modify, conditionally approve, or deny said application.

6.7.1 Effective Date

1) The effective date of the Precise Plan shall be pursuant to CMC Section 17.91.090.

2) All decisions of the Planning Commission concerning the merits of the applications shall be final unless appealed within the time period prescribed in CMC Section 17.91.100 or unless the City Council initiates a review thereof.

6.7.2 Extensions

Extensions of time for any Precise Plan or Conditional Use Permit shall be determined by the Planning Commission. Extensions of time for any tentative subdivision map shall be determined by the City Council. Extensions shall not be considered unless a letter specifying the following information is received by the Planning Director before the date on which the approval expires:

1) A description and documentation of good faith efforts to effectuate the plan;

2) A description and documentation of acts, conditions or events beyond the permittee's control which precluded project implementation; and,

3) An estimate of what must occur in order to proceed, along with an estimated time and requested extension period, accordingly.

6.7.3 Performance Standards

All development within this Specific Plan shall comply with the performance standards of CMC Chapter 17.84 unless superseded by standards prescribed in this Specific Plan.

6.7.4 Administration and Enforcement

The Skyline Heights Specific Plan shall be administered and enforced according to CMC Chapter 17.108.

6.7.5 Variances

The provisions of CMC Chapter 17.96 shall be followed for any variance requested in the Skyline Heights Specific Plan. Such variances, if sought, shall not constitute an amendment to this Specific Plan. Minor variances shall follow the provisions set forth in CMC Section 17.99.060.

6.7.6 Building Permit Submittals

Submittal packets for the issuance of building permits shall include, among other plans, architectural plans, fence/wall plans, landscape and slope treatment plans and/or irrigation systems where required. Also in affected areas, fuel modification plans shall be submitted.

6.7.7 Landscape Plans

Conceptual or preliminary landscape plans shall be submitted with Precise Plan or Design Review applications. Landscape plans, prepared by a licensed landscape architect, for any CFD area shall be submitted along with the first submittal of street improvement and grading plans to the Community Services Department and to the Development Services Division (Planning and Development Department) for review and approval. However, all other landscape plans shall be submitted and approved prior to building permit.

6.8 SPECIFIC PLAN INTERPRETATIONS

In instances where any section, subsection, sentence, clause, phrase, portion, or word contained within this Specific Plan is undefined, unclear, or vague, then the Planning Director shall make a determination as to its meaning and intent. The Planning Director may elect to forward interpretations to the Planning Commission for final determination at their discretion.

6.9 ADMINISTRATIVE ACTIONS AND MINOR MODIFICATIONS

Certain minor changes to provisions in the Specific Plan may be made administratively by the Planning and Development Director, subject to appeal to the Planning Commission and subsequently, the City Council. Such minor modifications do not require additional environmental review.

All minor modifications must be approved by an administrative amendment process subject to the Planning Director's approval. To request an administrative amendment, the applicant shall file a written request with the Planning and Development Department with the proposed revisions. Text to be deleted shall be shown in a strike-through format. New text to be added shall be shown in red text and underlined. Upon approval of the administrative amendment, the applicant shall be required to submit final replacement copies of the revised Specific Plan pages with one electronic copy to the Planning and Development Department.

All minor modifications must comply with the following requirements:

- The change is consistent with the purpose and intent of the Skyline Heights Specific Plan.
- The total number of dwelling units within the Skyline Heights Specific Plan area shall not exceed 276 dwelling units.
- The public health, safety and welfare shall not be jeopardized by the proposed modifications.
- No additional potentially significant environmental impacts are expected to occur due to the proposed modifications, except as evaluated in a certified EIR for the project.

The following modifications constitute "administrative changes" that are in substantial conformance with the approved Skyline Heights Specific Plan and may be approved without amending the Specific Plan subject to the administrative amendment process detail in ***Section 6.9*** of this Specific Plan.

A) Addition of new information or data to the Specific Plan maps, exhibits, and/or text which does not change the effect of any concepts or regulations.

B) Adjustments to horizontal and vertical roadway alignments to respond to actual ground conditions, provided that the changes do not adversely affect public safety.

C) Changes to the design of the roadway cross sections, provided that the streets have adequate capacity to handle the anticipated volumes of traffic and the design changes are deemed acceptable by the City Engineer.

D) Changes to the community infrastructure, such as drainage, streets, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Specific Plan.

E) Slight modifications to the Specific Plan area boundaries that respond to more accurate or recent data or actual on-site conditions, but which do not result in an increase in environmental impacts already assessed in the EIR for Skyline Heights.

F) Adjustments to Planning Area sizes and configurations by up to 10%, provided that a site plan is submitted to and approved by the Planning Director and the City Engineer. The site plan shall depict the location of all Planning Areas and the relationships of the Planning Areas to one another. In evaluating the site plan, all the following conditions must be met for the site plan to be approved:

    1) The Planning Area modifications would not detrimentally alter the planned circulation system.

2) The Planning Area modifications would not result in any new environmental impacts that were not previously accessed in the certified EIR for Skyline Heights.

3) There is no increase in the Planning Area density in excess of the maximum overall General Plan density permitted in the Planning Area(s) as a result of the change in Planning Area boundaries.

G) Minor modifications to the architectural or landscape design guidelines necessary to respond to site conditions, community expectations, market conditions, and/or new architectural trends.

H) Minor modifications to the grading, water, sewer and/or drainage plan(s) that improve efficiency, the requirements of easements holders, adjacent landowners or service providers, or are necessary to respond to site conditions, and as approved by the City Engineer.

I) Modifications to the phasing plan as long as the related infrastructure are adequately in place.

J) Adjustments to the Fuel Management Program, as described in ***Section 5.4, Fuel Modification of this Specific Plan***.

K) Minor modifications to parcel lines that are necessary to respond to site conditions or unique engineering concerns, and which do not substantially change the overall land use plan concept.

L) Other items determined to be appropriate by the Planning Director.

6.10 SPECIFIC PLAN AMENDMENTS

This Specific Plan may be amended at any time in the same manner and by the same process by which the plan was originally adopted, as described in the CMC. Said major amendment or amendments shall not require a concurrent General Plan Amendment unless a land use change is involved. The City's standard environmental review procedures shall be followed.

A) The project master developer, project owner, merchant builder, city staff, or any member of the public may initiate an amendment to the adopted Specific Plan at any time.

B) An Amendment to the Specific Plan text and maps may be initiated by the City Planning Commission or the City Council, at their discretion.

C) A concurrent General Plan Amendment may be required by the City of Corona if the proposed amendment would substantively affect the General Plan goals, objectives, policies, programs or land uses for the Skyline Heights Specific Plan area.

D) All Specific Plan Amendments shall be subject to CEQA requirements and any applicable City of Corona environmental guidelines.

E) The Planning Commission shall review all proposed major amendments to the adopted Specific Plan. Upon the close of the required public hearing, the Planning Commission shall make a motion to approve the Specific Plan Amendment, deny the Specific Plan Amendment, or send the Specific Plan Amendment back to City staff for further refinement. The Planning Commission shall forward its recommendation and findings to the City Council for further determination and action.

F) The City Council shall review the Planning Commission's findings and recommendations. Upon the close of the required public hearing, the City Council shall act by ordinance to adopt, reject or modify the proposed Specific Plan Amendment.

G) Amendment of Specific Plan text shall be subject to the same findings as prescribed for initial enactment of a Specific Plan, pursuant to the CMC Chapter 17.53.

SECTION 7 - GENERAL PLAN CONSISTENCY ANALYSIS

7.1 RELATIONSHIP TO THE GENERAL PLAN

The City of Corona and State law requires that the content of a Specific Plan include a discussion of the relationship of the Specific Plan to the goals and policies of the elements of the City's General Plan.

This section provides the analysis necessary to demonstrate that the Skyline Heights Specific Plan is consistent with, and results in the implementation of, applicable goals and policies of the General Plan of the City of Corona.

7.2 LAND USE GOALS

GOAL LU-1: A community that contains a diversity of land uses that support the needs of and provides a high quality of life for its residents, sustains and enhances the City's economy and fiscal balance, is supported by adequate community infrastructure and services, and is compatible with the environmental setting and resources.

CONSISTENCY: SP 2025-0001 is consistent with Goal LU-1 as the Specific Plan provides a master-planned development with 276 single-family homes and 11.42 acres of combined public and private park facilities which provides a high-quality community for its residents. SP 2025-0001 will provide infrastructure improvements, such as roadways, water, and sewer facilities necessary to sufficiently serve the project and not adversely impact the City's fiscal condition, as well as ensure an appropriate and respectful interface with the environmental setting of the project site is provided.

GOAL LU-3: A development pattern that retains and complements the City's important residential neighborhoods, commercial and industrial districts, and open spaces.

CONSISTENCY: SP 2025-0001 is consistent with Goal LU-3 as this Specific Plan establishes a development pattern that retains and complements the existing surrounding neighborhoods and open spaces. SP 2025-0001 provides 122 acres of natural open space that abut open space to the north and east. SP 2025-0001 provides 276 residential homes and abuts existing residential neighborhoods to the south and east.

GOAL LU-7: Residential neighborhoods that contain a diversity of housing and supporting uses to meet the needs of Corona's residents that are designed to enhance livability and a high quality of life.

CONSISTENCY: SP 2025-0001 is consistent with Goal LU-7 as this Specific Plan offers a variety of residential product types, including detached and cluster products, designed to enhance livability, attainability and assist with meeting the housing needs of the City's existing and future residents.

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal LU-9 as this Specific Plan establishes a residential neighborhood that complements existing low density single-family neighborhoods to the south and east. SP 2025-0001 contains supportive recreational land uses and provides high-walkability design standards to ensure a high level of livability for residents.

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal LU-16 as this Specific Plan preserves approximately 122 acres of natural open space within the western, eastern, and southern portions of the project site. The open space provides visual relief from surrounding development, protects various plan and animal habitats as analyzed in the certified EIR, and provides a buffer for the Skyline Heights development from natural environmental hazards.

GOAL LU-21: Development of a well-designed master-planned community through adoption and implementation of a specific plan with uses that would complement adjoining uses.

CONSISTENCY: SP 2025-0001 is consistent with Goal LU-21 as this Specific Plan provides a well-designed master-planned community consisting of 276 single-family homes, which would be supported by 11.42 acres of combined private and public park facilities and 122 acres of natural open space via the adoption and implementation of this Specific Plan. SP 2025-0001 is designed to establish land uses that are consistent with and complementary to surrounding existing uses.

7.3 COMMUNITY DESIGN

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal CD-1 as this Specific Plan provides landscape design guidelines, as well as a plant palette, which establishes a cohesive theme for the Skyline Heights project. SP 2025-0001 provides street sections and landscape concepts in Section 5, Community Design Guidelines, designed to complement the Skyline Heights architecture.

GOAL CD-2: Entries that are well-defined by signage, landscape, lighting, and other visual landmarks that provide a clear sense of arrival into and identity for the City of Corona.

CONSISTENCY: SP 2025-0001 is consistent with Goal CD-2 as this Specific Plan provides entry monumentation at two locations, including primary monumentation at Foothill Parkway and "B" Street and secondary monumentation at 2025-0001. These entries will be well-defined by monument signage, landscaping, and lighting, as described in Section 5, Community Design Guidelines.

GOAL CD-3: Well designed, high quality, and distinctive public and private signage that identifies key City districts, public facilities, buildings, and facilitates wayfinding.

CONSISTENCY: SP 2025-0001 is consistent with Goal CD-3 because this Specific Plan provides well-designed, high-quality, and distinctive signage that identifies the Skyline Heights Park amenities and facilitates wayfinding in the community.

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal CD-4 as this Specific Plan establishes approximately 11.42 acres of combined private and public park facilities, which will be interconnected by multiple bike and multi-use trails. These trails will also complement the on-site undisturbed open space and provide access to existing surrounding trails.

7.4 HOUSING

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal H-1 as this Specific Plan is designed to provide a range of housing types and price points to help meet the existing and anticipated demand for housing within different economic segments of the City.

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal H-3 as this Specific Plan establishes a high-quality residential community by providing residential development standards (Section 4) to ensure the establishment of high quality livable and safe neighborhoods. The Skyline Heights community will be a new community and will not contain any historic buildings or homes.

7.5 HISTORIC RESOURCES

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal HR-3 because the certified Environmental Impact Report for the project site and the EIR Addendum addresses the potential impacts to archeological and paleontological resources associated with the proposed development. The Specific Plan will adhere to all applicable restrictions and requirements identified in the EIR and its Addendum to ensure that the potential impacts are mitigated to below a level of significance.

7.6 ECONOMIC DEVELOPMENT

GOAL ED-4: Ensure fiscal viability for the City by pursuing a diversified local business base that provides growing sales and property tax revenues to pay for municipal operations.

CONSISTENCY: SP 2025-0001 is consistent with Goal ED-4 as the fiscal analysis for the Skyline Heights Specific Plan area demonstrates the project does not negatively impact the City's revenue base. The project will provide additional revenue to the existing Lighting and Landscape Maintenance District in the area, as well as increase and maintain a strong property tax base.

GOAL ED-5: Pursue a range of financing opportunities to fund infrastructure and other public facilities.

CONSISTENCY: SP 2025-0001 is consistent with Goal ED-5 because the Skyline Heights project developer will pay the fair-share of impact fees and improvements costs, as stipulated in the project's Development Agreement, to fund the infrastructure improvements and other public facilities necessary to service the planned development.

7.7 CIRCULATION

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal CE-1 as this Specific Plan is designed to accommodate a roadway network of public local and collector streets that provides accessibility for pedestrians, vehicles, and emergency personnel. The project's circulation system will maintain sensitivity to the surrounding land uses through design and speed limitations.

GOAL CE-5: Develop and maintain convenient bikeway and hiking trail systems to satisfy both recreational desires and transportation needs using a complete streets approach to accommodate users of all modes, abilities, and needs.

CONSISTENCY: SP 2025-0001 is consistent with Goal CE-5 as this Specific Plan provides sidewalks, bikeway, and hiking trails system as part of the existing trail network in the surrounding area. The project trails, sidewalks, and bikeways will be accommodated and integrated as part of the project transportation system and the 11.42 acres of recreational uses within the Skyline Heights community.

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal CE-7 as this Specific Plan will provide adequate off-street parking in compliance with the standards contained in this Specific Plan and Chapter 17.76 of the Corona Municipal Code, where applicable.

7.8 INFRASTRUCTURE AND UTILITIES

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal IU-1 as the Specific Plan area establishes the necessary water system infrastructure for the City of Corona. The Specific Plan's water distribution system has been designed to satisfy the water requirements for residential, recreational, landscaping, and fire emergency purposes in an efficient and sustainable manner.

GOAL IU-2: Minimize water consumption and urban runoff generation through site design, the use of water conservation systems, and other techniques.

CONSISTENCY: SP 2025-0001 is consistent with Goal IU-2 as this Specific Plan encourages water conservation practices within Section 5, Community Design Guidelines. To reduce the project's demand for potable water, reclaimed water will be used to irrigate landscaping in the street parkways, parks, slopes, and open space areas, as available.

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal IU-5as the Skyline Heights project is designed to capture and control water runoff and avoid contamination of ground water and other sensitive areas within the project site. All appropriate permits shall be obtained prior to grading activities, and all development within the Specific Plan area shall comply with an approved Water Quality Management Plan (WQMP), which shall be implemented with Best Management Practices (BMPs) including structural BMPs for source control and/or treatment of project-related storm water runoff.

GOAL IU-8: Allow for the provision of an adequate, safe, and orderly supply of telecommunication infrastructure to support existing and future land uses within the City.

CONSISTENCY: SP 2025-0001 is consistent with Goal IU-8 as this Specific Plan because the Specific Plan anticipates and accommodates the adequate and safe development of telecommunication infrastructure to support existing and future land uses within the City.

7.9 PARKS, SCHOOL, AND LIBRARIES

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal PR-1 as this Specific Plan provides approximately 11.42 acres of new private and public park acreage, consisting of recreational amenities that include active and passive use activities. The new park areas will fulfill the City's Quimby requirements and designed to meet the diverse needs of existing and future residents.

GOAL PR-2: An engaging mix of passive and active recreational, educational, and cultural programs that are responsive to the diverse needs and interests of Corona's residents and visitors of all ages and abilities.

CONSISTENCY: SP 2025-0001 is consistent with Goal PR-2 as this Specific Plan will be designed to include a mix of passive and active recreational features, such as an open field park, dog parks, a pump track, bike track, tot lots, kite park, meandering trails, and basketball and pickleball courts. The Skyline Heights park areas will be designed to meet the needs of existing and future residents of all ages and abilities.

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal PR-6 as this Specific Plan identifies the establishment of a comprehensive and quality system of hiking, biking trails accessible to people of ages as part of the project's park system. The trails and bikeways will connect to the surrounding existing trail system, adjacent to the City's natural resource landmarks.

7.10 POLICE AND FIRE SERVICES

GOAL PS-5: Ensure that there is an adequate service level of law enforcement provided for all residents, visitors, and businesses throughout the City of Corona.

CONSISTENCY: SP 2025-0001 is consistent with Goal PS-5 as the City of Corona Police Department can adequately serve the Skyline Heights development without reducing the service level. Assessment of the law enforcement needed to adequately serve the Skyline Heights community and potential impact to service levels is represented in the Specific Plan's certified EIR Addendum.

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal PS-8 as the fire protection and emergency response services necessary to serve the Specific Plan Area will be provided by the City of Corona Fire Department. Assessment of fire protection and emergency response services needed to adequately serve the Skyline Heights community are represented in the certified EIR Addendum for the Specific Plan. Fire Station #6 is anticipated to serve the Specific Plan Area.

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal PS-7 as this Specific Plan provides design guidelines that incorporate increased visibility at parks, open space, pathways, building entries and parking lots; and adequate exterior lighting for security and safety.

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.

CONSISTENCY: SP 2025-0001 is consistent with Goal PS-10 as this Specific Plan is designed to minimize fire risk through the implementation of a fire protection plan, approved by the City of Corona Fire Department.

7.11 HEALTHY COMMUNITIES

GOAL HC-6: Safe, accessible, convenient, and affordable opportunities that promote and encourage residents to be physically active.

CONSISTENCY: SP 2025-0001 is consistent with Goal HC-6 as this Specific Plan establishes approximately 11.42 acres of combined private and public park space that will offer passive and active use facilities that provide safe, accessible, convenient, and affordable opportunities.

Skyline HEIGHTS

SPECIFIC PLAN







APPENDICES SPECIFIC PLAN EXHIBITS

APPENDICES

EXHIBIT 3-1 LAND USE PLAN	A-3
EXHIBIT 3-2 PARKS AND OPEN SPACE	A-4
EXHIBIT 3-5 CONCEPTUAL CIRCULATION PLAN	A-5
EXHIBIT 3-7 CONCEPTUAL TRAIL PLAN	A-6
EXHIBIT 3-10 CONCEPTUAL DOMESTIC WATER PLAN	A-7
EXHIBIT 3-11 CONCEPTUAL RECLAIMED WATER PLAN	A-8
EXHIBIT 3-12 CONCEPTUAL WASTEWATER PLAN	A-9
EXHIBIT 3-13 CONCEPTUAL STORM DRAIN PLAN	A-10
EXHIBIT 3-14 CONSTRUCTION PHASING	A-11
EXHIBIT 5-3.1 LANDSCAPE MASTER PLAN	A-12
EXHIBIT 5-3.5 STREET TREE PLAN	A-13
EXHIBIT 5-3.18 CONCEPTUAL WALL AND FENCE PLAN	A-14
EXHIBIT 5-3.21 FUEL MODIFICATION ZONE	A-15

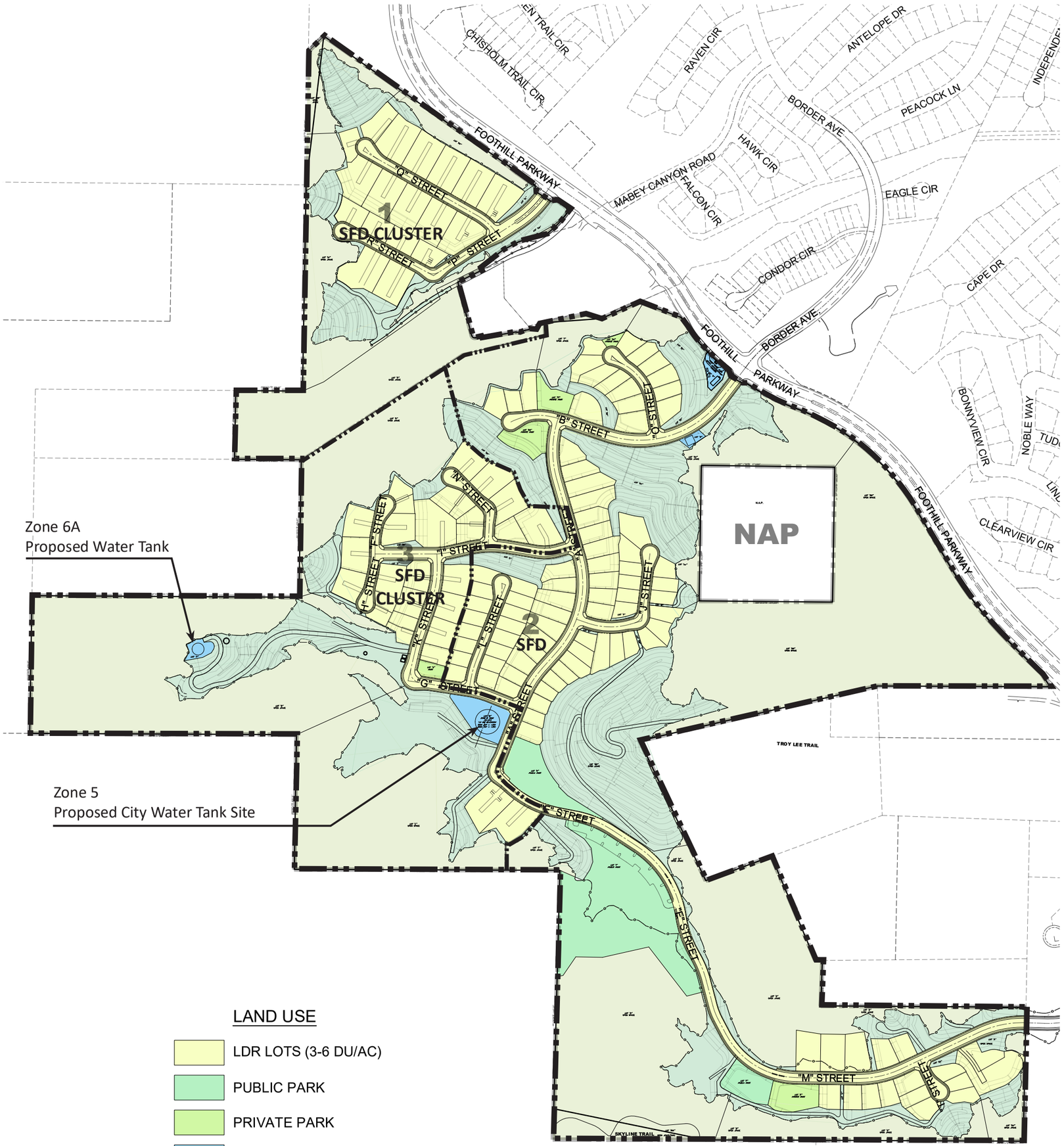
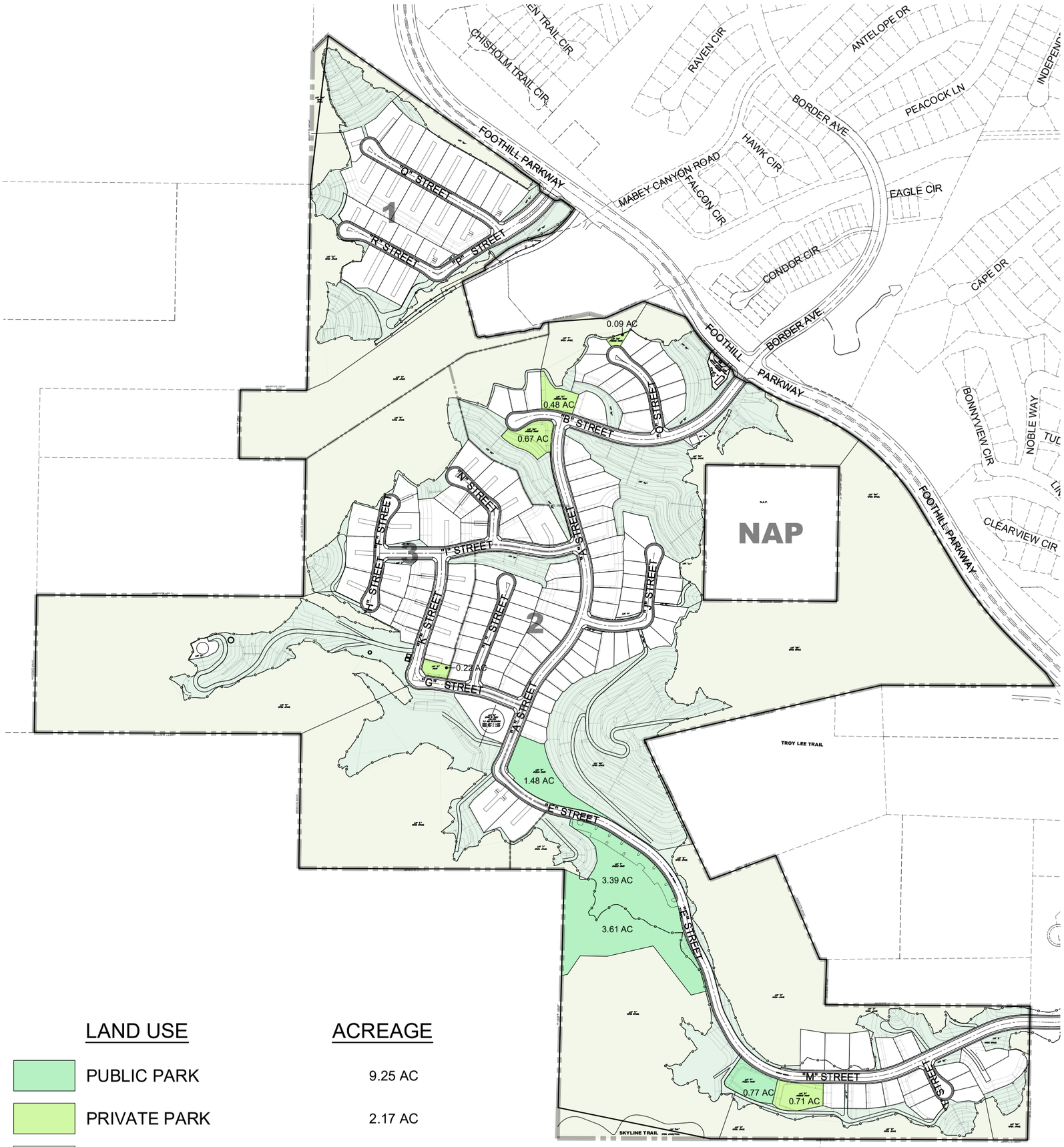
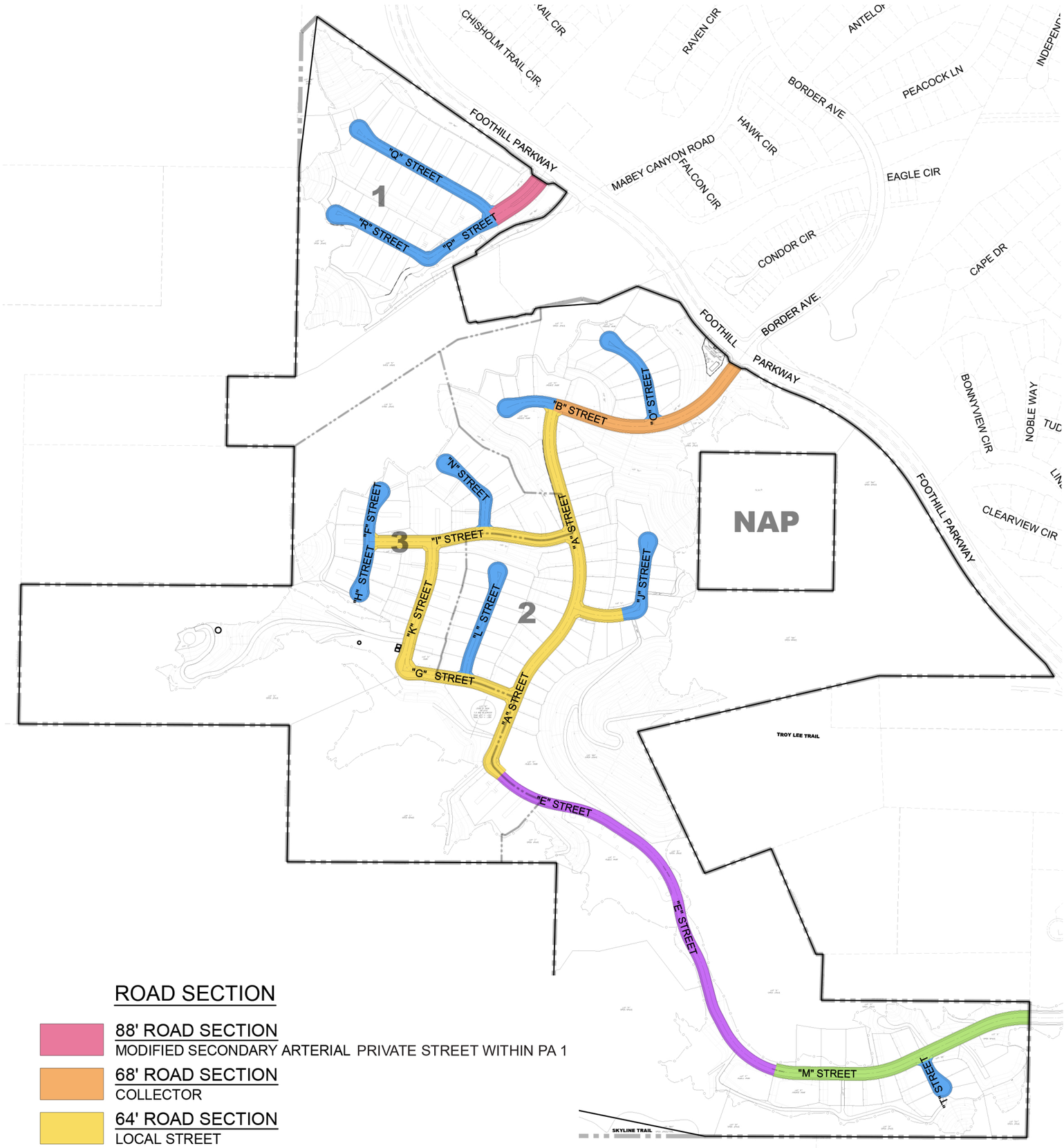


EXHIBIT 3-1 LAND USE PLAN



LAND USE	ACREAGE
PUBLIC PARK	9.25 AC
PRIVATE PARK	2.17 AC
HOA MAINTAINED SLOPE	49.07 AC
NATURAL OPEN SPACE	121.99 AC

EXHIBIT 3-2 PARKS AND OPEN SPACE



ROAD SECTION

88' ROAD SECTION
MODIFIED SECONDARY ARTERIAL PRIVATE STREET WITHIN PA 1

68' ROAD SECTION
COLLECTOR

64' ROAD SECTION
LOCAL STREET

64' ROAD SECTION
MODIFIED LOCAL STREET

56' ROAD SECTION
CUL-DE-SAC STREET PRIVATE STREET WITHIN PA 1

52' ROAD SECTION
MODIFIED LOCAL STREET WITH PROTECTED BIKE LANE

EXHIBIT 3-5 CONCEPTUAL CIRCULATION PLAN

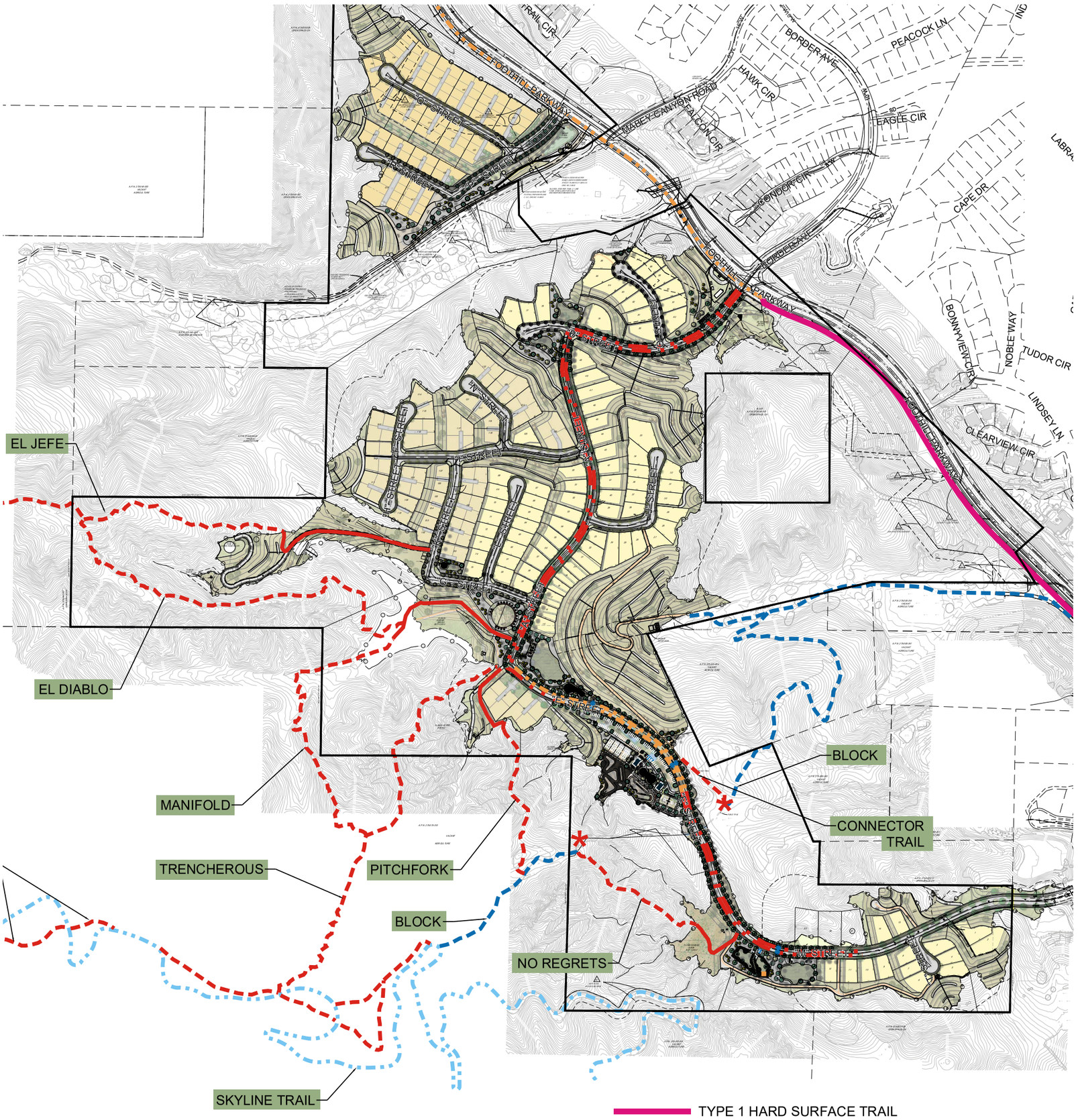
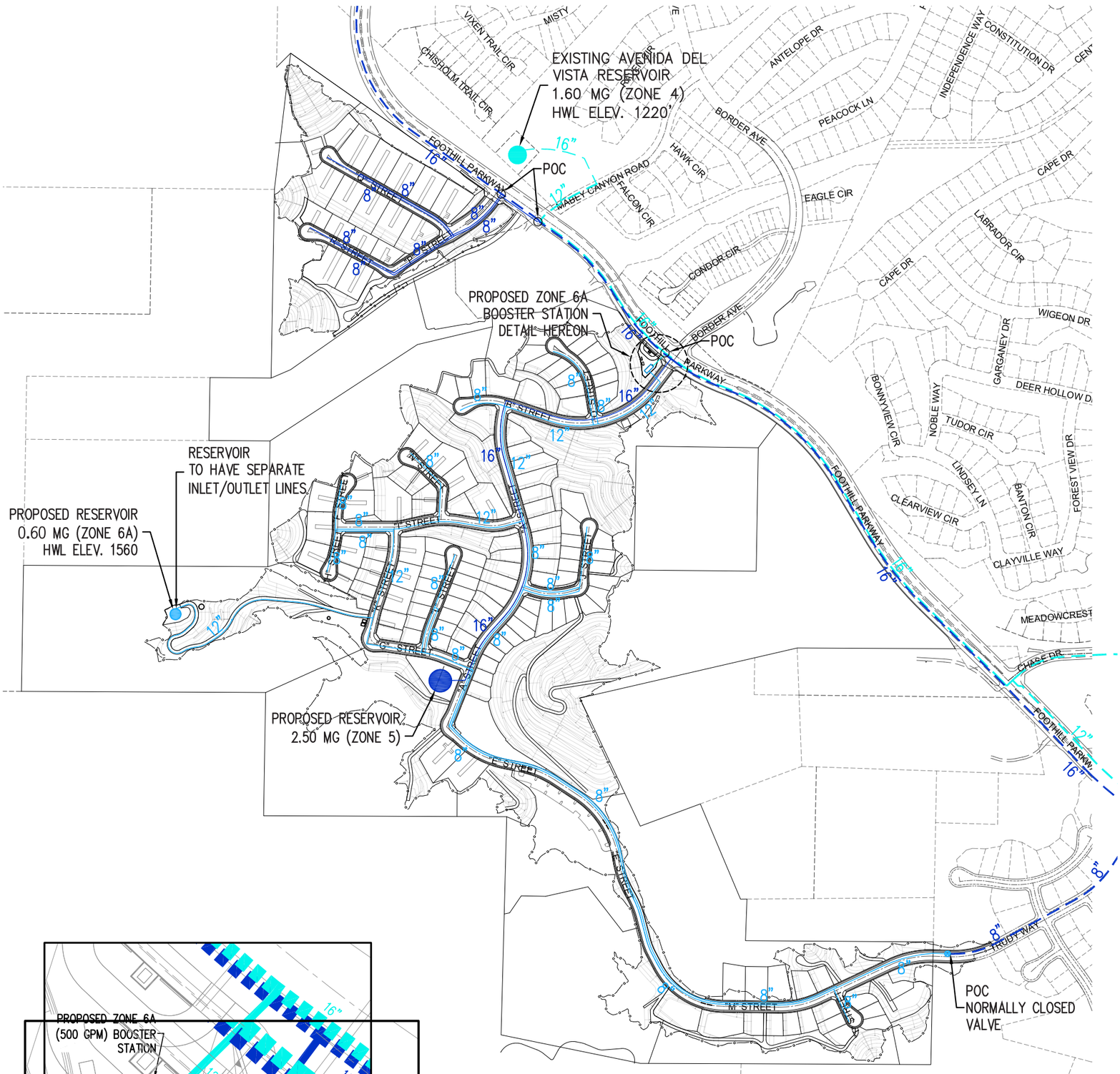
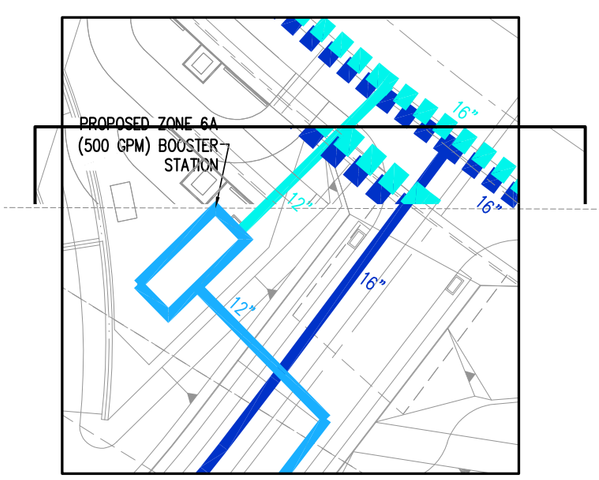


EXHIBIT 3-7 CONCEPTUAL TRAIL PLAN





DETAIL
NTS

LEGEND

- EXISTING ZONE 4
- PROPOSED ZONE 4
- EXISTING ZONE 5
- PROPOSED ZONE 5
- PROPOSED ZONE 6A

EXHIBIT 3-10 CONCEPTUAL DOMESTIC WATER PLAN

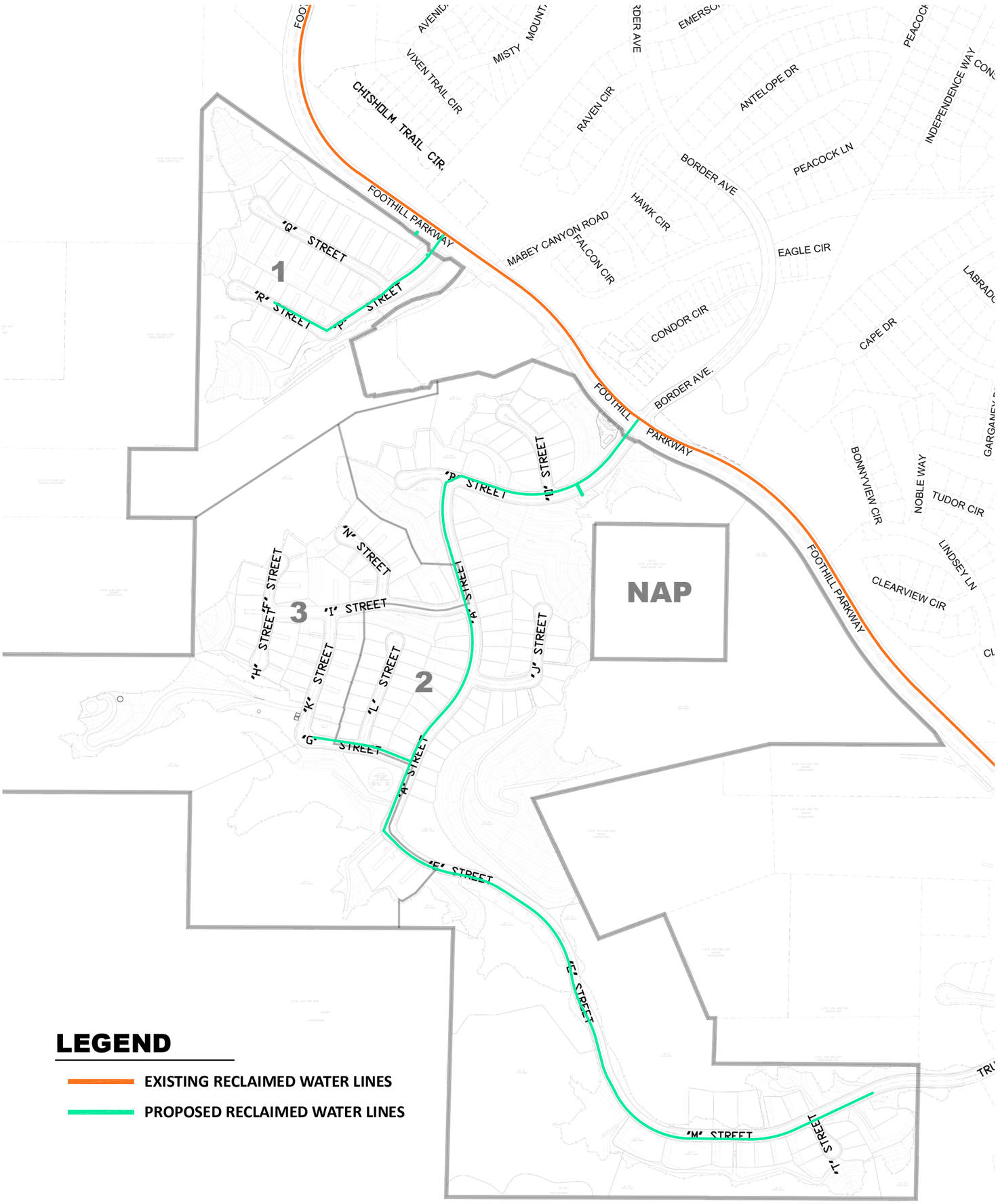


EXHIBIT 3-11 CONCEPTUAL RECLAIMED WATER PLAN

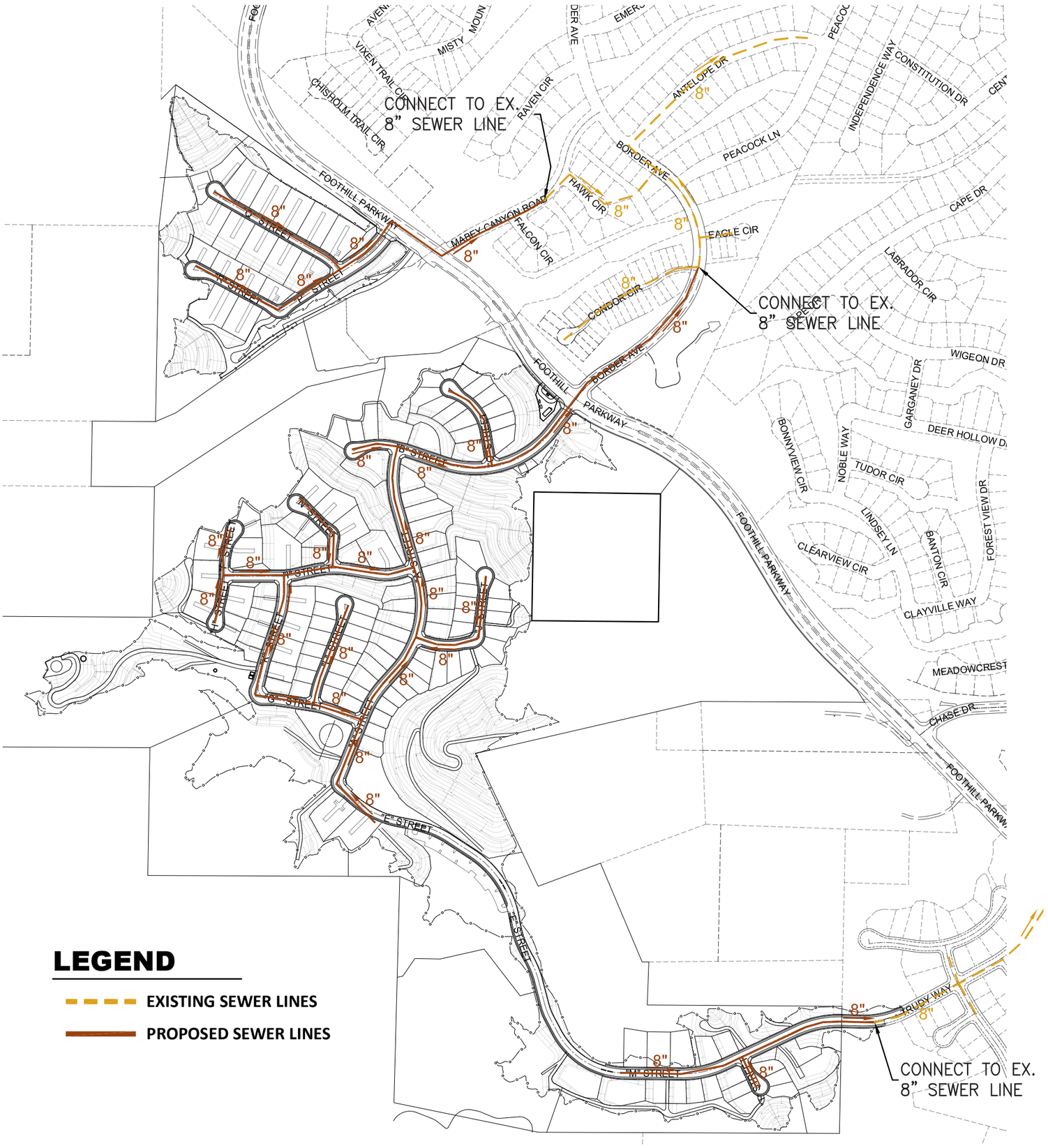
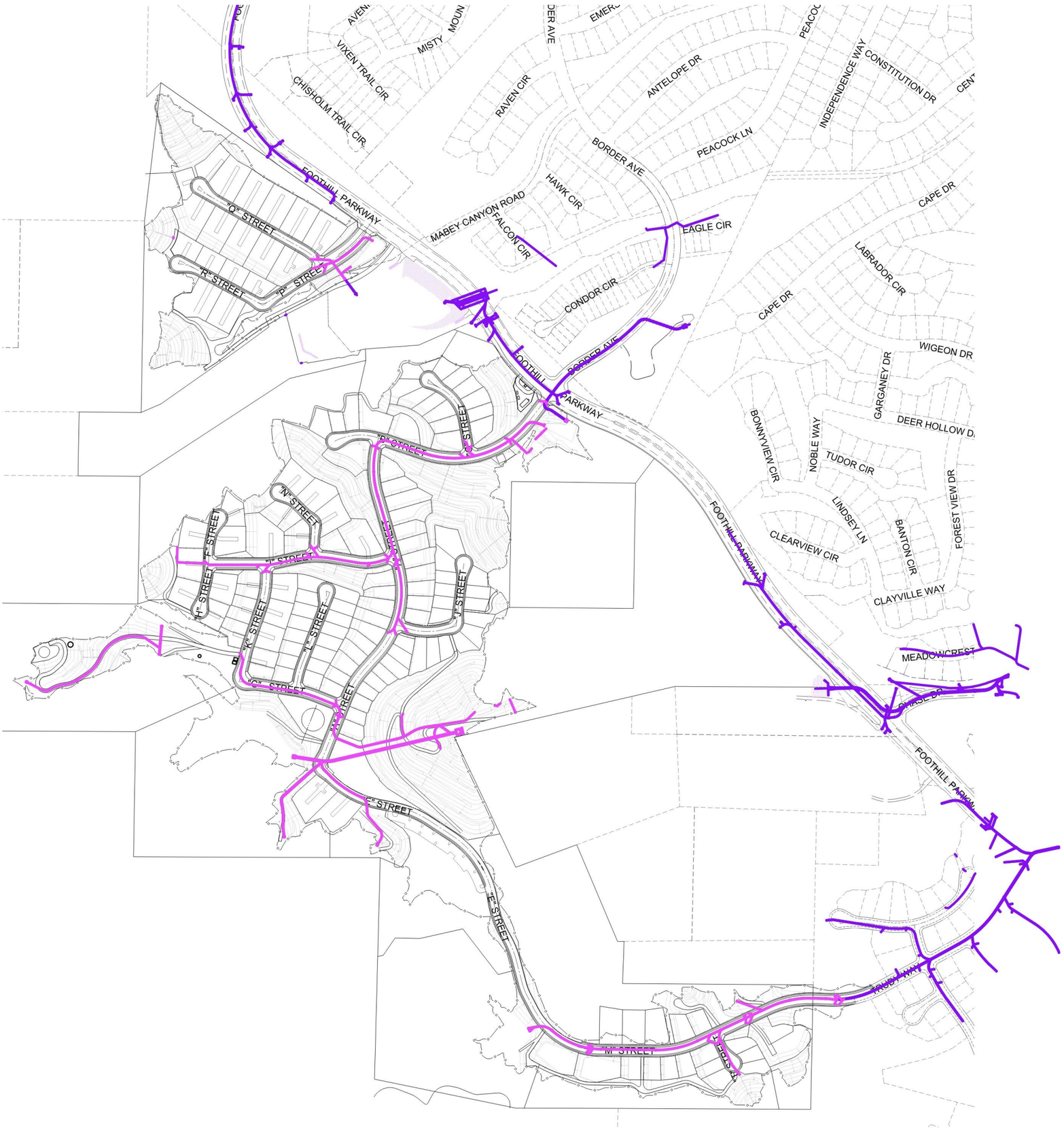


EXHIBIT 3-12 CONCEPTUAL WASTEWATER PLAN



LEGEND

- EXISTING STORM DRAIN LINES
- PROPOSED STORM DRAIN LINES

N

EXHIBIT 3-13 CONCEPTUAL STORM DRAIN PLAN

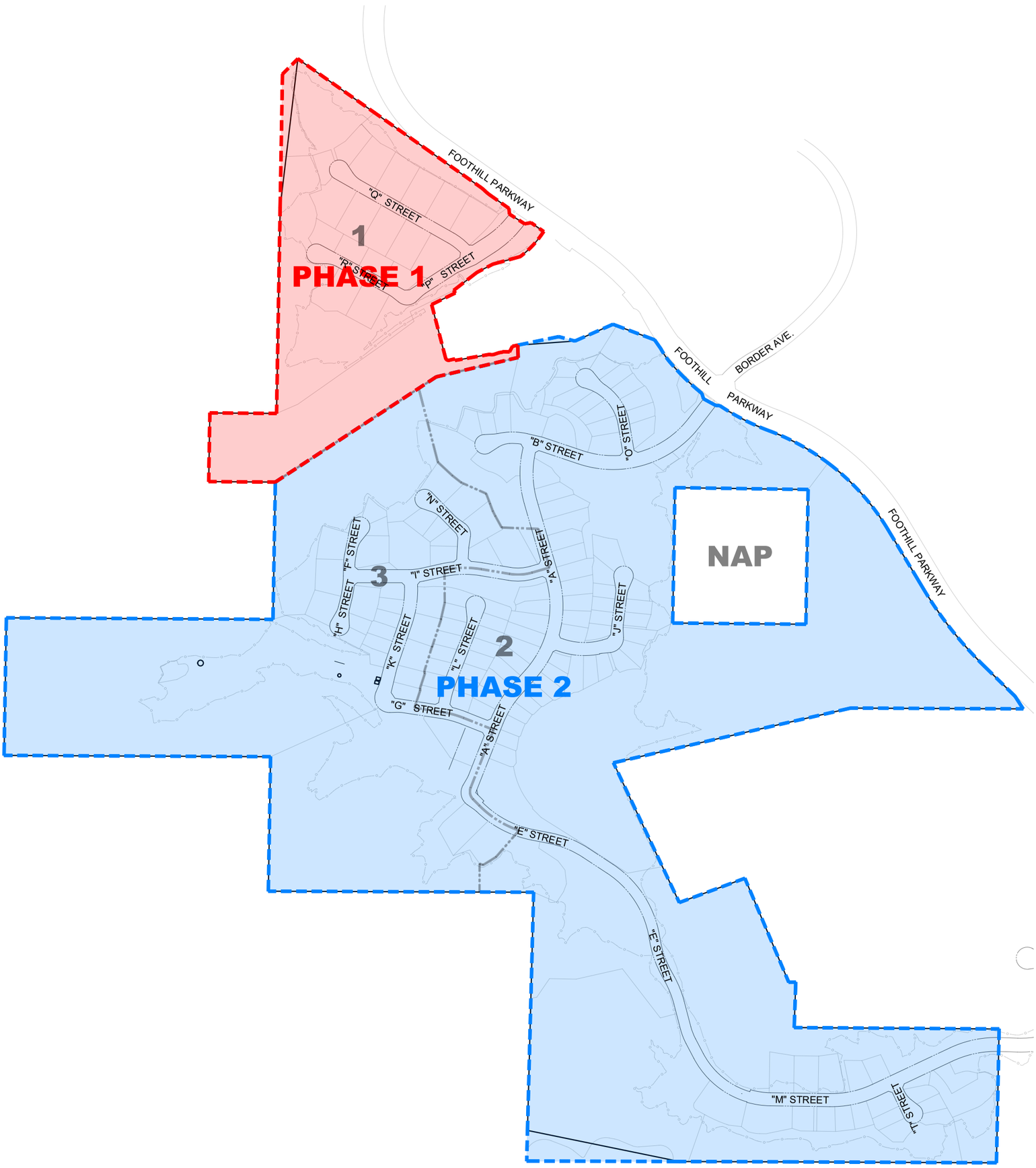


EXHIBIT 3-14 CONSTRUCTION PHASING

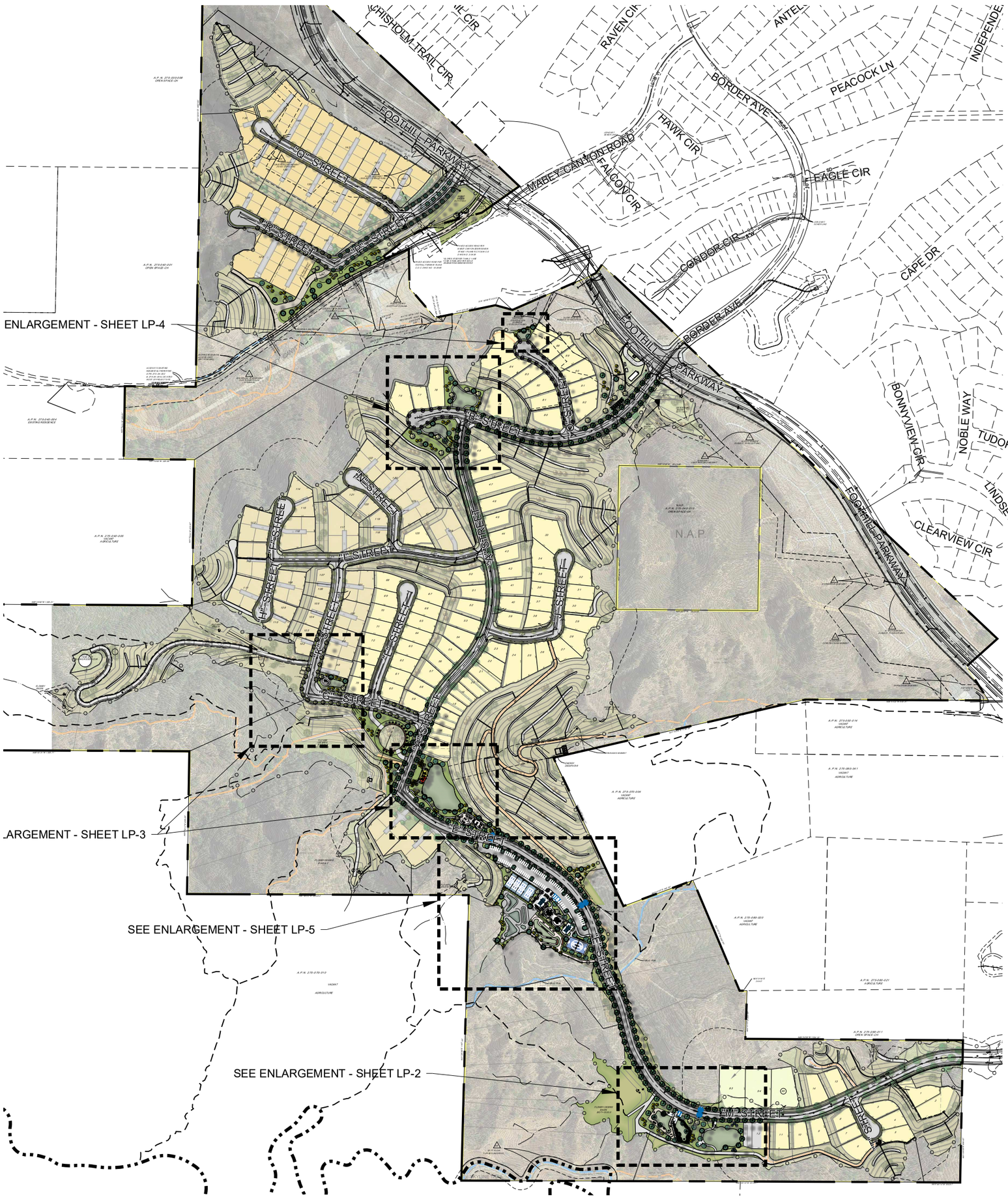
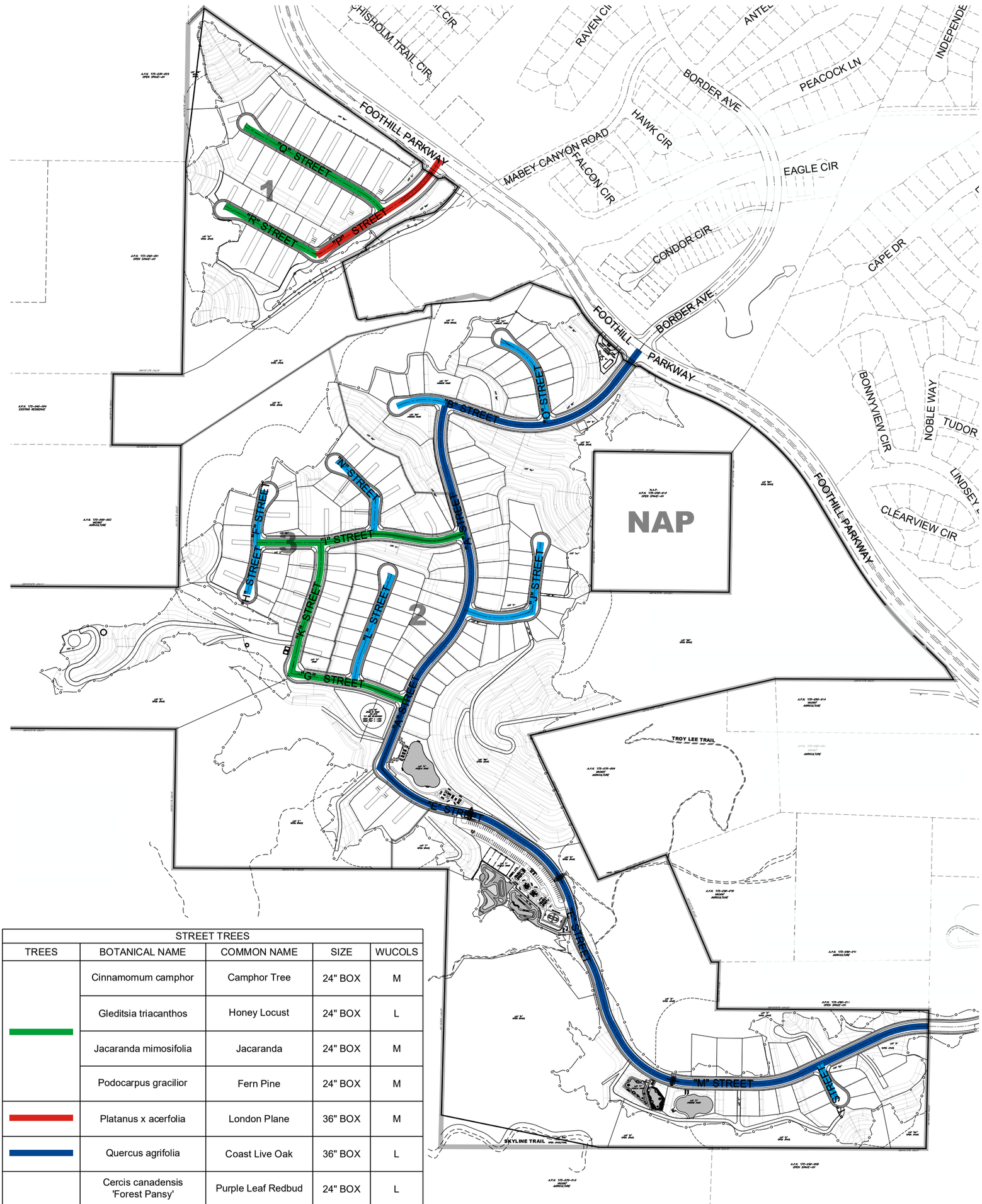
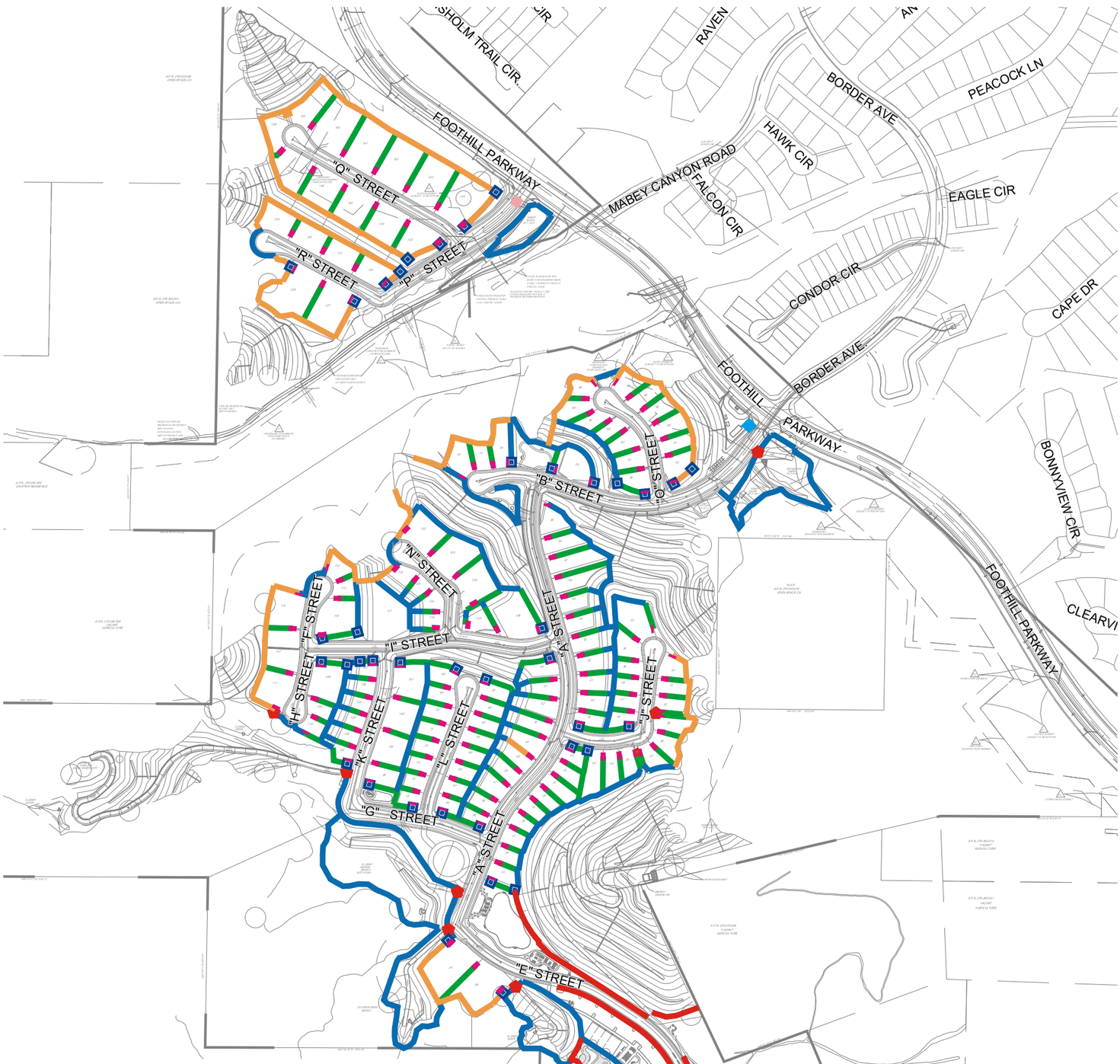


EXHIBIT 5-3.1 LANDSCAPE MASTER PLAN



STREET TREES				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Cinnamomum camphor	Camphor Tree	24" BOX	M
	Gleditsia triacanthos	Honey Locust	24" BOX	L
	Jacaranda mimosifolia	Jacaranda	24" BOX	M
	Podocarpus gracilior	Fern Pine	24" BOX	M
	Platanus x acerfolia	London Plane	36" BOX	M
	Quercus agrifolia	Coast Live Oak	36" BOX	L
	Cercis canadensis 'Forest Pansy'	Purple Leaf Redbud	24" BOX	L
	Koelreuteria bipinnata	Chinese Flame Tree	24" BOX	M
	Pyrus calleryana 'Bradford'	Bradford Pear	24" BOX	M
	Tristania conferta	Brisbane Box	24" BOX	M

EXHIBIT 5-3.5 STREET TREE PLAN



WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT FACE BLOCK WALL W/ PRE CAST CAP
W-02	6'-6" TALL STONE VENEER PILASTER W/ PRE CAST CAP
W-03	6'-0" TALL SPLIT FACE BLOCK WALL W/ PRE CAST CAP AND ACCESS TUBE STEEL GATE
W-04	6'-0" TALL TUBULAR STEEL FENCE
W-05	6'-0" TALL TUBULAR STEEL MAINTENANCE GATE
W-06	PRIMARY MONUMENT WALL
W-07	SECONDARY MONUMENT WALL
W-08	4' TALL METAL TRAIL FENCE
W-09	6'-0" TALL FIRE WALL

BLOCK WALLS ARE PROVIDED IN THE SIDE YARDS OF RESIDENTIAL LOTS AND REAR YARDS OF RESIDENTIAL LOTS,WHERE THERE ARE NO OPPORTUNITIES FOR SCENIC VISTAS TO MAXIMIZE PRIVACY AND SECURITY.

N

EXHIBIT 5-3.18 CONCEPTUAL WALL AND FENCE PLAN

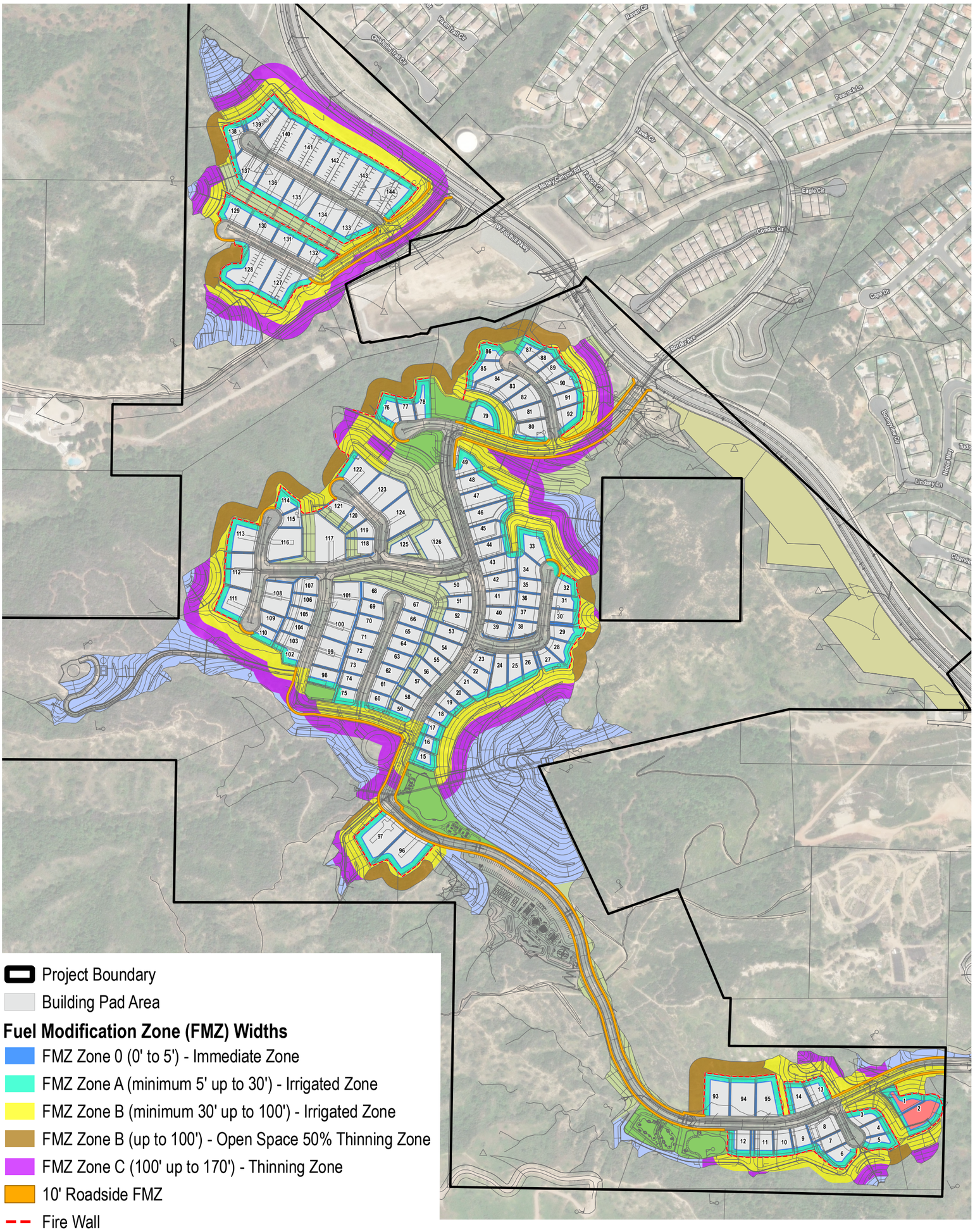
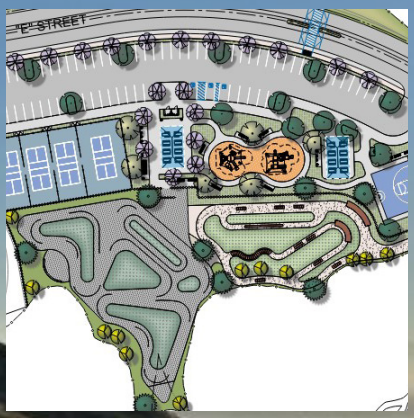


EXHIBIT 5-3.21 FUEL MODIFICATION ZONE

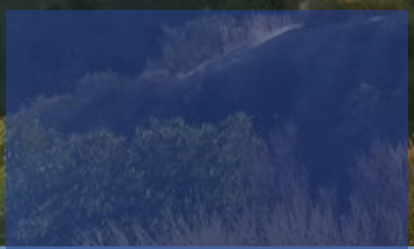
Skyline HEIGHTS

SPECIFIC PLAN









MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

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. **<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.						
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: **<u>Concrete Floor Slabs:</u>** 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. **<u>Moisture/Water Vapor Retarder for Concrete Slab- on-Grade:</u>** 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

<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-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>
</table>

<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>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