

FINAL ENVIRONMENTAL IMPACT REPORT

SKYLINE HEIGHTS PROJECT

CITY OF CORONA, CALIFORNIA



JANUARY 2017

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Prepared For:

CITY OF CORONA

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JANUARY 2017

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1. INTRODUCTION

1. INTRODUCTION

The Final Environmental Impact Report (“EIR”) for the proposed Skyline Heights Project (“proposed project”) is composed of the Draft EIR State Clearinghouse No. 2014021003 and Appendices; the Response to Comments; the Findings, Statement of Overriding Considerations, Staff Reports, and Resolutions. Specifically, this document portion of the EIR includes the Comments and Responses volume of the Final EIR, EIR modifications or errata, and the Mitigation Monitoring Reporting Program (“MMRP”). The purpose of this document is to respond to all comments received by the City of Corona (“City”) regarding the environmental information and analyses contained in the Draft EIR. Additionally, any corrections to the text and figures of the Draft EIR generated either from responses to comments or independently by the City, are stated in this volume of the Final EIR. The Draft EIR text itself has not been modified to reflect these clarifications.

1.1 CONTENT AND FORMAT

Subsequent to this introductory section, Chapter 2 contains copies of each comment letter received on the Draft EIR, along with annotated responses to each comment contained within the letters. Chapter 3 of this document contains corrections and errata to the Draft EIR. Chapter 4 contains the MMRP, which includes additional measures developed as a part of this Final EIR.

1.2 PUBLIC REVIEW OF THE DRAFT EIR

As required by the California Environmental Quality Act (“CEQA”) Guidelines Section 15087, a Notice of Completion (“NOC”) of the Draft EIR State Clearinghouse No. 2014021003 for the Skyline Heights Project was filed with the State Clearinghouse on December 4, 2015 and the Notice of Availability (“NOA”) of the Draft EIR was filed with the Riverside County Clerk on December 4, 2015.

The Draft EIR was submitted to the State Clearinghouse and circulated for public review for a period of 45 days, from December 4, 2015 to January 19, 2016. On March 16, 2016, the City publicly noticed the availability of the Draft EIR in the Sentinel Weekly, on the city website at www.discovercorona.com, mailed individual public notices to property owners within a 500 foot radius of the project boundary and posted a sign on Foothill Parkway in the general proximity of the project site. The City accepted all public comments on the Draft EIR through May 9, 2016. Copies of the Draft EIR were distributed to all Responsible Agencies and to the State Clearinghouse in addition to various public agencies, organizations, and interested individuals. Copies of the Draft EIR were also made available for public review at the City Community Development Department at City Hall, at the City Public Library, and on the City’s website.

Based in part on comments received on the Draft EIR, the City decided to recirculate the Biological Resources section of the EIR and supporting revised technical studies. The Recirculated DEIR was circulated for a period of 45 days which began on November 16, 2016 and ended on December 30, 2016, though the City accepted comments submitted on the RDEIR through January 9, 2017.

A total of 83 comment letters, including 66 emails were received during the public comment period.

Comment letters and emails were received from state agencies, regional agencies, cultural organizations and the general public. In addition, a total of six (6) comment letters were subsequently received on the Recirculated Draft EIR (RDEIR) during the 45-day public review period. These included comments from three (3) public agencies, one organization, and two (2) private individuals.

In addition to the written comments, relevant issues raised in oral comments received at two of the City's regularly scheduled Planning and Housing Commission meetings on April 11 and May 9, 2016 have also been considered. Comments that address environmental issues are thoroughly responded to in Chapter 2.

1.3 POINT OF CONTACT

The Lead Agency for this Project is the City of Corona. Any questions or comments regarding the preparation of this document, its assumptions, or its conclusions, should be referred to:

Jason Moquin, Senior Planner
Community Development Department
Planning Division
400 South Vicentia Avenue
Corona, California 92882
Phone: (951) 736-2262

1.4 PROJECT SUMMARY

The following information is summarized from the Chapter 2, *Project Description*, in the Draft EIR. For additional detail in regard to project characteristics and project-related improvements, along with analyses of the project's potential environmental impacts, please refer to Draft EIR Chapter 4, *Environmental Impact Analysis*.

1.4.1 Project Location and Surrounding Uses

The project site is located in unincorporated Riverside County, approximately three miles south of State Route 71 (SR-71, Chino Valley Freeway) and SR-91 (Riverside Freeway) and approximately four miles west of Interstate 15 (I-15, Temecula Valley Freeway) along the southwestern boundary of the City of Corona. The 270.9-acre project site is located adjacent to, and southwest of, the proposed Foothill Parkway Westerly Extension.

The project site is vacant; however, one single-family home is located within the larger 394.8-acre annexation area surrounding the site, which is located to the north of the project site (Assessor's Parcel Number [APN] 102-320-010). Access to the single-family residence is provided via Green River Road. Miscellaneous vacated buildings, used in conjunction with a former horse stable enterprise, are located within APN 102-320-009, adjacent to and east of the existing residence. Other uses within the surrounding annexation area, but not within the 270.9-acre project site include a nursery (APN 275-080-021) to the north of Browning Circle and four open space parcels owned by the U.S. Wildlife Service in the southeasterly sector of the larger annexation area. The project site is generally bounded on the north and east by single-family

residences and on the south and west by the Cleveland National Forest and large privately owned parcels. No commercial land uses are located within the immediately surrounding area.

The nearest development (Tract Map 31955) is located adjacent to and southeast of the project site, south of Foothill Parkway, with access provided by Trudy Way, Rawley Street, Elker Road, and Corbett Street. Tract 31955 consists of an approximately 154-lot, residential subdivision within the R1-7.2 zone, which corresponds to low-density single-family and a 7,200-square-foot minimum lot area. The edges of the subdivision are zoned R1-AD/HD, which corresponds to agricultural/hillside uses in a residential zone. The purpose for the latter zone is to maintain common open spaces on the periphery of the residential development.

The area to the south of Tract 31955 is zoned R1-9.6 (single-family residential, with a 9,600-square-foot minimum lot size) and OS (open space) and vacant. This area is accessed by, and to the south of, Skyline Drive.

Existing single-family neighborhoods are also located to the northeast of the project site and Foothill Parkway Westerly Extension. These neighborhoods are generally zoned low density residential (R1-7.2, R1-8.4, and R1-9.6). Large, undeveloped parcels within the OS zone are interspersed among the residential areas. All of the adjacent developed areas are located within the City of Corona.

The Cleveland National Forest is located to the west and south of the annexation area and project site. The National Forest is accessed via Skyline Drive, a graded forest service access road to the south of the project site. This road provides recreational hiking and mountain biking opportunities to residents on a local and regional level.

1.4.2 Proposed Project

The project involves the approval of Tentative Tract Map 36544 for the development of 292 single-family homes. In order to facilitate the development of the residential subdivision, an annexation of the project site and surrounding annexation area is required. As such, the primary facets of the project are the following:

- Annexation of 394.8 acres from unincorporated Riverside County in the City of Corona's SOI to the City of Corona.
- General Plan Amendment to Corona's General Plan Sphere of Influence Land Use Plan (West Sphere) to amend 394.8 acres from Rural Residential 1 (0.2 – 0.5 dwelling units/acre) to Low Density Residential (3-6 dwelling units/acre) on 357.14 acres and Open Space on 37.61 acres.
- Application to rezone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (single-family residential, 7,200 square-foot minimum lot size located in the city's SOI (westerly sphere) to facilitate the annexation of property into the City of Corona.
- Approval of Tentative Tract Map 36544.

Tentative Tract 36544 includes numerous lettered lots to be set aside for open space, slope landscaping, streets, and utilities. Of these lots, 45 lots would be developed to the north of Mabey Canyon and 247 lots would be developed to the south of Mabey Canyon. The residential development would occur in three

phases. Phase I would consist of 157 homes to be located in the central and south sectors of the site, to the south of Mabey Canyon and along the future Trudy Way alignment. Phase II would consist of 90 homes to be constructed in the central sector of the site, south of Mabey Canyon and west of the Trudy Way alignment. Phase III would consist of 45 homes to be constructed in the north sector of the project site, north of Mabey Canyon. It is anticipated that the three phases would be completed by 2020.

1.4.3 Project Objectives

Section 15124(b) of the CEQA Guidelines states that a project description shall contain “a statement of the objectives sought by the proposed project.” In addition, Section 15124(b) of the CEQA Guidelines further states that “the statement of objectives should include the underlying purpose of the project.” As set forth by the CEQA Guidelines, the list of objectives that the project Applicant seeks to achieve for the project is provided below.

- Objective 1:** Provide high quality residential development consistent with adjacent neighborhoods.
- Objective 2:** Build residential housing which is in compliance with proposed zoning and Corona General Plan land use designations consistent with surrounding area.
- Objective 3:** Facilitate the annexation of the project development and adjacent lands into the City of Corona.
- Objective 4:** Provide efficient and safe movement of vehicles and pedestrians with minimum intrusion on adjacent residential neighborhoods.
- Objective 5:** Dedicate land and contribute fees for the construction of Foothill Parkway.
- Objective 6:** Ensure that all community facilities and services including circulation improvements, drainage facilities, water, reclaimed water and sewer facilities are available to serve the project and meet or exceed applicable City standards and requirements prior to, or concurrent with development.
- Objective 7:** Provide strategic improvements within the project to assist the City with Master Plan improvements to existing water and sewer system.
- Objective 8:** Provide water reservoirs and infrastructure to improve service and reliability for other parts of the City.
- Objective 9:** Provide a system of open space which combines natural and man-made areas to maintain a scenic and fire safe living environment for residents.
- Objective 10:** Implement a comprehensive landscape program which provides visual continuity throughout the project area and the natural areas of the Cleveland National Forest.

Objective 11: Help meet the high market demand for high quality housing in western Riverside County and to meet the City's housing needs to support forecasted population growth as discussed in the City's General Plan (2004).

1.4.4 Required Permits and Discretionary Actions

Approvals required for implementation of the proposed project include, but are not limited to, the following:

1. City of Corona

- City Council approval of project and certification of Environmental Impact Report
- General Plan Amendment 13-003 (GPA13-003) to amend Corona's General Plan Sphere of Influence Land Use Plan (westerly sphere) to amend 394.8 acres from Rural Residential I (0.2 - 0.5 dwelling units per acre) to Low Density Residential (3-6 dwelling units per acre) on 357.14 acres and Open Space on 37.61 acres.
- Change of zone 13-002 (CZ13 002) to rezone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (single-family residential, 7,200 square-foot minimum lot size) located in the City's SOI (westerly sphere) to facilitate the annexation of property into the City of Corona.
- Annexation 117 to annex 394.8 acres from unincorporated Riverside County in the City of Corona's SOI to the City of Corona.
- Approval of Tentative Tract Map 36544 (TTM 36544) to provide for the subdivision of 270.9 acres into 292 single family residential lots, including numerous lettered lots to be set aside for open space, slope landscaping, streets and utilities in the R-1-7.2 zone being proposed by CZ13-002.
- Approval of a Radio Study (for Corona Police Department communications), as well as haul route, demolition, grading, and building permits.

2. Riverside LAFCO

- Review and approval of the annexation of 394.8 acres located within the City of Corona SOI from unincorporated Riverside County to the City of Corona

3. South Coast Air Quality Management District (SCAQMD)

- Construction and operation permits pursuant to SCAQMD Regulation II

4. Regional Water Quality Control Board (RWQCB)

- National Pollution Discharge Elimination System (NPDES) Permits

5. Metropolitan Water District of Southern California (Metropolitan)

- Annexation of the project site into the Metropolitan service area

6. State Water Resources Control Board (SWRCB)

- General Construction Stormwater Permit

7. Federal

- Clean Water Act (CWA) Section 404 Permit
- Clean Water Act (CWA) Section 401 Water Quality Certification
- California Fish and Game Code Section 1602 Streambed Alteration Agreement for impacts to jurisdictional features regulated by the USACE, RWQCB, and/or CDFW.

2. RESPONSES TO COMMENTS

2. RESPONSES TO COMMENTS

A total of 83 comment letters were received on the Skyline Heights Draft EIR. The Draft EIR was initially made available to the public through the State Clearinghouse on December 4, 2015 for a period of 45 days with the public comment period ending on January 20, 2016. The comment period on the Draft EIR was extended by City and the notice of availability was made available to the public on March 16, 2016 through May 2, 2016. The Notice of Availability of the Draft EIR was published in the Sentinel Weekly, published on the City's website, posted on a sign on Foothill Parkway in general proximity to the project site, and mailed public notices were sent to property owners within a 500-foot radius of the project site. The City accepted all public comments submitted on the Draft EIR through May 9, 2016, the date of the second Planning and Housing Commission meeting on the Skyline Heights project. These include comment letters from five public agencies, three organizations, and 75 private individuals and businesses. In addition, a total of six (6) comment letters were subsequently received on the Recirculated Draft EIR (RDEIR) during the 45-day public review period which began on November 16, 2016 and ended on December 30, 2016, though the City accepted comments submitted on the RDEIR through January 9, 2017. These included comments from three (3) public agencies, one organization, and two (2) private individuals.

Section 15088 of the State CEQA Guidelines, Evaluation of and Response to Comments, states:

- a) The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The lead agency shall respond to comments received during the noticed comment period and any extensions and may respond to late comments.
- b) The lead agency shall provide a written response to a public agency on comments made by that public agency at least 10 days prior to certifying an environmental impact report.
- c) The written response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular, major environmental issues raised when the lead agency's position is at variance with recommendations and objections raised in the comments must be addressed in detail, giving the reasons that specific comments and suggestions were not accepted. There must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice.
- d) The response to comments may take the form of a revision to the draft EIR or may be a separate section in the final EIR. Where the response to comments make important changes in the information contained in the text of the draft EIR, the lead agency should either:
 - 1. Revise the text in the body of the EIR; or
 - 2. Include marginal notes showing that the information is revised in the responses to comments.

In accordance with CEQA Guidelines Section 15088(a), written responses to the comments received regarding the adequacy and completeness of the Draft EIR, substantive environmental issues associated with the Project, and/or the incorporation of additional environmental information relevant to environmental

analysis, are included in this chapter. In accordance with CEQA Section 15088(a), comments received that do not address one or more of these issues are not responded to further in this chapter.

In addition, in accordance with CEQA Guidelines Section 15088(d), a set of corrections and additions to the EIR has been prepared in accordance with CEQA that make minor corrections and clarifications to the Draft EIR and RDEIR as a result of City review and comments received during the respective public review periods for these documents. Therefore, this Response to Comments document, along with these corrections and additions, are included as part of the Final EIR for consideration by the City Council prior to a vote to certify the Final EIR. These corrections and additions are included in Chapter 3, *Corrections and Additions to the Draft EIR and RDEIR*, of this Final EIR. These corrections and additional clarify, amplify, or make minor modifications to the Draft EIR and RDEIR. It should be noted that a number of comments received on the Draft EIR warranted additional analysis regarding impacts to biological resources, and therefore the City prepared an updated Biological Resources section, which was circulated for public review as part of the RDEIR, as noted above. None of the comments, responses, or associated corrections and additions subsequent to the release of the RDEIR constitutes “significant new information” (CEQA Guidelines Section 15088.5) that would require recirculation of the EIR because:

- No new significant environmental impact would result from the project or from a new mitigation measure;
- There is no substantial increase in the severity of an environmental impact that would result unless mitigation measures are adopted that reduce the identified significant impacts to a level of insignificance;
- No feasible project alternative or mitigation measure considerably different from others previously analyzed has been proposed or identified that would clearly lessen the significant environmental impacts of the project; and
- The Draft EIR, inclusive of the RDEIR, is not fundamentally or basically inadequate or conclusory in nature such that meaningful public review and comment were precluded.

2.1 LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES COMMENTING ON THE DEIR

The public agencies, organizations, and private individuals and businesses that submitted written comments on the Draft EIR through May 9, 2016, and on the RDEIR through January 9, 2017, as well as the environmental and CEQA process issues raised in these comments, are identified in **Table 2-1, Summary of Comments on the Skyline Heights Project Draft EIR**, and **Table 2-2, Summary of Comments on the Skyline Heights Project RDEIR**.

2.2 FORMAT OF RESPONSES TO COMMENTS

Courtesy statements, introductions, closings, and individual comments within the body of each letter have been identified and numbered. A copy of each comment letter and the City’s responses are included in this section. Brackets delineating the individual comments and an alphanumeric identifier have been added to the right margin of the letter. Responses to each comment identified are included on the page(s) following each comment letter. Responses to comments were sent to the agencies that provided comments at least 10 days prior to the City Council’s consideration of certification of the Final EIR (CEQA Guidelines Section 15088(b)).

2.3 COMMENTS AND RESPONSES

The bracketed comment letters, and the written responses to the comments in these letters, are provided after Tables 2-1 and 2-2 below.

Table 2-1

Summary of Comments on the Skyline Heights Project Draft EIR

LETTER No.	COMMENTER	PROJECT DESCRIPTION	AESTHETICS AND VIEWS	AIR QUALITY	BIOLOGICAL RESOURCES ^a	CULTURAL RESOURCES	GEOLOGY AND SOILS	GREENHOUSE GAS EMISSIONS	HAZARDS AND HAZARDOUS MAT	HYDROLOGY AND WATER QUALITY	LAND USE AND PLANNING	NOISE	POPULATION, HOUSING, EMPLOYMENT	PUBLIC SERVICES (INCLUDING PARKS AND RECREATION) ^b	TRANSPORTATION ^c	UTILITIES AND SERVICE SYSTEMS	AGRICULTURE AND FORESTRY RESOURCES	ALTERNATIVES	OTHER CEQA CONSIDERATIONS	OTHER COMMENTS	EXPLANATION OF OTHER
PUBLIC AGENCIES																					
1	United States Forest Service Cleveland National Forest Trabuco Ranger District Darrel Vance, District Manager 1147 E 6 th Street Corona, CA 92879-1616		x		x						x			x							
2	State of California Governor's Office of Pln. and Res. Scott Morgan, Director State Clearinghouse and Plan. Unit 1400 Tenth Street P.O. Box 3044 Sacramento, CA 95812-3044	x																		x	CEQA process
3	State of California Natural Resources Agency Department of Fish and Wildlife Inland Deserts Region Leslie MacNair, Regional Manager 3602 Inland Empire Boulevard Suite C-220 Ontario, CA 91764	x			x																

LETTER No.	COMMENTER	PROJECT DESCRIPTION	AESTHETICS AND VIEWS	AIR QUALITY	BIOLOGICAL RESOURCES ^a	CULTURAL RESOURCES	GEOLOGY AND SOILS	GREENHOUSE GAS EMISSIONS	HAZARDS AND HAZARDOUS MAT	HYDROLOGY AND WATER QUALITY	LAND USE AND PLANNING	NOISE	POPULATION, HOUSING, EMPLOYMENT	PUBLIC SERVICES (INCLUDING PARKS AND RECREATION) ^b	TRANSPORTATION ^c	UTILITIES AND SERVICE SYSTEMS	AGRICULTURE AND FORESTRY RESOURCES	ALTERNATIVES	OTHER CEQA CONSIDERATIONS	OTHER COMMENTS	EXPLANATION OF OTHER
4	County of Riverside Transportation and Land Management Department Russell Williams, Development Review Manager 4080 Lemon Street, 8 th floor Riverside, CA 92501				X									X				X			
5	Riverside County Regional Park and Open-Space District Paul Rull, Parks Planner 4600 Crestmore Road Jurupa Valley, CA 92509	X												X	X						
ORGANIZATIONS																					
6	California Native Plant Society Riverside-San Bernardino Chapter 4477 Picacho Drive Riverside, CA 92507				X						X			X							
7	Soboba Band of Luiseno Indians Joseph Ontiveros, Director of Cultural Resources P.O. Box 487 San Jacinto, CA 92581					X															
8	Soboba Band of Luiseno Indians Joseph Ontiveros, Director of Cultural Resources P.O. Box 487 San Jacinto, CA 92581					X															

LETTER No.	COMMENTER	PROJECT DESCRIPTION	AESTHETICS AND VIEWS	AIR QUALITY	BIOLOGICAL RESOURCES ^a	CULTURAL RESOURCES	GEOLOGY AND SOILS	GREENHOUSE GAS EMISSIONS	HAZARDS AND HAZARDOUS MAT	HYDROLOGY AND WATER QUALITY	LAND USE AND PLANNING	NOISE	POPULATION, HOUSING, EMPLOYMENT	PUBLIC SERVICES (INCLUDING PARKS AND RECREATION) ^b	TRANSPORTATION ^c	UTILITIES AND SERVICE SYSTEMS	AGRICULTURE AND FORESTRY RESOURCES	ALTERNATIVES	OTHER CEQA CONSIDERATIONS	OTHER COMMENTS	EXPLANATION OF OTHER
INDIVIDUALS AND BUSINESSES																					
9	Petition-Moratorium iPetitions.com										x			x	x					x	General opposition to project
10	Nicole Krenzin 2627 Falcon Circle Corona, CA 92882 Nicole.krenzin@gmail.com		x											x	x	x					
11	Dwight Woodward	x			x		x							x	x						
12	DeAnna Murdock Signage Solutions 2231 S. Dupont Drive Anaheim, CA 92806 ap@signage-solutions.com													x	x						
13	Ann and Donald Long 1460 W. Chase Drive Corona, CA 92882	x									x	x		x	x						
14	Alexis Demeo Alexisdemeo1020@gmail.com										x				x						
15	David Wright 1359 Williamsburg Ln. Corona, CA 92882 david@42group.com		x								x			x	x					x	CEQA process (public noticing), general opposition to project
16	Dalia Terriquez dterriqu@gmail.com													x	x					x	General opposition to project
17	Jeff Nelson Nelson22@hotmail.com										x			x	x					x	General opposition to project

LETTER No.	COMMENTER	PROJECT DESCRIPTION	AESTHETICS AND VIEWS	AIR QUALITY	BIOLOGICAL RESOURCES ^a	CULTURAL RESOURCES	GEOLOGY AND SOILS	GREENHOUSE GAS EMISSIONS	HAZARDS AND HAZARDOUS MAT	HYDROLOGY AND WATER QUALITY	LAND USE AND PLANNING	NOISE	POPULATION, HOUSING, EMPLOYMENT	PUBLIC SERVICES (INCLUDING PARKS AND RECREATION) ^b	TRANSPORTATION ^c	UTILITIES AND SERVICE SYSTEMS	AGRICULTURE AND FORESTRY RESOURCES	ALTERNATIVES	OTHER CEQA CONSIDERATIONS	OTHER COMMENTS	EXPLANATION OF OTHER
18	Kyle Ericson 3244 Mountain Pass Drive Corona, CA 92882 kyleericson@yahoo.com													x	x	x					
19	Rudy Realo rjrealo@usa.net													x	x					x	General opposition to project
20	Georganna Hemingway Geo3@live.com													x	x					x	General opposition to project
21	Justin Henderson										x			x	x					x	General opposition to project
22	Courtney Kasey Courtney.Kasey@mecglobal.com													x	x					x	General opposition to project
23	Justin Henderson rayvur@hotmail.com													x	x					x	General opposition to project
24	Branton Lachman Blachman2001@yahoo.com													x	x					x	General opposition to project
25	Stephanie Lomani Lomanivirgo88@yahoo.com													x	x					x	General opposition to project
26	Branton Lachman Blackman2001@yahoo.com										x			x	x					x	General opposition to project
27	Patricia (Realo) Anderson pjrealo@gmail.com										x			x	x	x				x	Development rights, general opposition to project
28	David Wright 1359 Williamsburg Ln. Corona, CA 92882 david@842group.com													x	x					x	CEQA process (public noticing), general opposition to project
29	Courtney Kasey Courtney.Kasey@mecglobal.com													x	x					x	General opposition to project

LETTER No.	COMMENTER	PROJECT DESCRIPTION	AESTHETICS AND VIEWS	AIR QUALITY	BIOLOGICAL RESOURCES ^a	CULTURAL RESOURCES	GEOLOGY AND SOILS	GREENHOUSE GAS EMISSIONS	HAZARDS AND HAZARDOUS MAT	HYDROLOGY AND WATER QUALITY	LAND USE AND PLANNING	NOISE	POPULATION, HOUSING, EMPLOYMENT	PUBLIC SERVICES (INCLUDING PARKS AND RECREATION) ^b	TRANSPORTATION ^c	UTILITIES AND SERVICE SYSTEMS	AGRICULTURE AND FORESTRY RESOURCES	ALTERNATIVES	OTHER CEQA CONSIDERATIONS	OTHER COMMENTS	EXPLANATION OF OTHER
30	Khoa Vu													x	x					x	General opposition to project
31	Christy Parker Emotional Ethics Christy@dslextreme.com cparker@emotionalethics.com													x							
32	K. Zimmerman										x			x							
33	Carol Lazar 1763 Gleason Corona, CA 92882 retirednewyorker@sbcglobal.net																			x	Open space
34	rockerchic@mac.com																			x	Open space
35	Kate Panepinto kpanepinto@gmail.com																			x	General opposition to project
36	Jorge Loutzenhiser Quality Assurance/IT Dept. MillworkX Precision Machining, Inc. jorgel@millworxprecision.com			x										x	x	x					
37	Khris Gaines Khrisg23@gmail.com													x	x					x	General opposition to project
38	Eric Budinko ebudinko@yahoo.com													x	x					x	General opposition to project
39	Stephanie Lomani Lomanivirgo88@yahoo.com				x									x	x					x	General opposition to project
40	Imdad Yusufaly iyusufaly@yahoo.com													x	x					x	General opposition to project

LETTER No.	COMMENTER	PROJECT DESCRIPTION	AESTHETICS AND VIEWS	AIR QUALITY	BIOLOGICAL RESOURCES ^a	CULTURAL RESOURCES	GEOLOGY AND SOILS	GREENHOUSE GAS EMISSIONS	HAZARDS AND HAZARDOUS MAT	HYDROLOGY AND WATER QUALITY	LAND USE AND PLANNING	NOISE	POPULATION, HOUSING, EMPLOYMENT	PUBLIC SERVICES (INCLUDING PARKS AND RECREATION) ^b	TRANSPORTATION ^c	UTILITIES AND SERVICE SYSTEMS	AGRICULTURE AND FORESTRY RESOURCES	ALTERNATIVES	OTHER CEQA CONSIDERATIONS	OTHER COMMENTS	EXPLANATION OF OTHER
41	Craig Johnson 1400 W. Chase Drive Corona, CA 92882 craigndoll@gmail.com	x												x		x				x	Maintenance of facilities
42	Khoa Vu													x	x					x	General opposition to project
43	Erika Hernandez Ehernandez57@aol.com													x	x					x	General opposition to project
44	Michelle Phillips Couponclipping77@gmail.com													x	x					x	General opposition to project
45	Patricia (Realo) Anderson trixieand@gmail.com		x		x						x			x	x	x				x	CEQA process (public noticing)
46	David (James) Armenta David.james1216@gmail.com													x	x					x	General opposition to project
47	Brendan McGeown Brendanm14@yahoo.com													x	x	x					
48	Laura Brennan-Mayhugh luvndirish@aol.com			x										x	x		x				
49	Aaron Cox aaronmcox1@gmail.com			x										x	x		x				
50	Wendie Stevens-Rodriguez righttonn@sbcglobal.net													x	x					x	General opposition to project
51	Nicole Krenzin 2627 Falcon Circule Corona, CA 92882 icole.krenzin@gmail.com		x	x							x			x	x		x				

LETTER No.	COMMENTER	PROJECT DESCRIPTION	AESTHETICS AND VIEWS	AIR QUALITY	BIOLOGICAL RESOURCES ^a	CULTURAL RESOURCES	GEOLOGY AND SOILS	GREENHOUSE GAS EMISSIONS	HAZARDS AND HAZARDOUS MAT	HYDROLOGY AND WATER QUALITY	LAND USE AND PLANNING	NOISE	POPULATION, HOUSING, EMPLOYMENT	PUBLIC SERVICES (INCLUDING PARKS AND RECREATION) ^b	TRANSPORTATION ^c	UTILITIES AND SERVICE SYSTEMS	AGRICULTURE AND FORESTRY RESOURCES	ALTERNATIVES	OTHER CEQA CONSIDERATIONS	OTHER COMMENTS	EXPLANATION OF OTHER
52	Nicole Krenzin 2627 Falcon Circule Corona, CA 92882 nicole.krenzin@gmail.com													x	x					x	General opposition to project
53	Ann and Donald Long 1460 W. Chase Drive Corona, CA 92882 along350@aol.com										x	x		x	x					x	Property values
54	Rachel DosSantos rachel.dossantos25@gmail.com														x						
55	Jennifer Daughaday jenndaughaday@gmail.com														x						
56	Sean Soto Sean.Soto@panasonic.aero														x						
57	Elsa Yoshida epyoshida@yahoo.com													x	x		x			x	General opposition to project, open space
58	Malinda Vance malindalvance@aol.com		x											x	x						
59	Sylvia Sparks angelssparks@sbcglobo.net														x						
60	Brittney Pecore bpecore@gmail.com													x	x					x	General opposition to project
61	Lolly Janoski janoski@yahoo.com		x		x									x	x	x					
62	Elaine Harris elainemft@sbcglobal.net		x								x				x					x	Open space

LETTER No.	COMMENTER	PROJECT DESCRIPTION	AESTHETICS AND VIEWS	AIR QUALITY	BIOLOGICAL RESOURCES ^a	CULTURAL RESOURCES	GEOLOGY AND SOILS	GREENHOUSE GAS EMISSIONS	HAZARDS AND HAZARDOUS MAT	HYDROLOGY AND WATER QUALITY	LAND USE AND PLANNING	NOISE	POPULATION, HOUSING, EMPLOYMENT	PUBLIC SERVICES (INCLUDING PARKS AND RECREATION) ^b	TRANSPORTATION ^c	UTILITIES AND SERVICE SYSTEMS	AGRICULTURE AND FORESTRY RESOURCES	ALTERNATIVES	OTHER CEQA CONSIDERATIONS	OTHER COMMENTS	EXPLANATION OF OTHER
63	Linda Terry Corona, CA 92879 lindalouise45@aol.com												x		x						
64	Ann and Donald Long 1460 W. Chase Drive Corona, CA 92882 along350@aol.com										x	x		x	x					x	Property values
65	Dwight Woodward 2272 Adrienne Drive				x									x	x						
66	David (James) Armenta Corona, CA David.james1216@gmail.com													x	x					x	General opposition to project
67	Courtney Kasey Courtney.Kasey@mercglobal.com				x								x	x	x	x		x	x	x	CEQA process (public noticing), fiscal
68	Courtney Kasey Courtney.Kasey@mercglobal.com				x								x	x	x	x		x	x	x	CEQA process (public noticing), fiscal
69	Courtney Kasey Courtney.Kasey@mercglobal.com				x						x		x		x	x		x		x	CEQA process, cumulative, fiscal
70	Courtney Kasey Courtney.Kasey@mercglobal.com		x		x						x		x	x	x	x	x			x	Mitigation, open space, general opposition to project
71	Courtney Kasey Courtney.Kasey@mercglobal.com		x		x						x		x	x	x	x	x			x	Mitigation, open space, general opposition to project
72	Carlos Quintero Per4quintero@gmail.com					x								x						x	Open space
73	James Brooks Jab0034@hotmail.com		x											x	x					x	General opposition to project, open space

LETTER No.	COMMENTER	PROJECT DESCRIPTION	AESTHETICS AND VIEWS	AIR QUALITY	BIOLOGICAL RESOURCES ^a	CULTURAL RESOURCES	GEOLOGY AND SOILS	GREENHOUSE GAS EMISSIONS	HAZARDS AND HAZARDOUS MAT	HYDROLOGY AND WATER QUALITY	LAND USE AND PLANNING	NOISE	POPULATION, HOUSING, EMPLOYMENT	PUBLIC SERVICES (INCLUDING PARKS AND RECREATION) ^b	TRANSPORTATION ^c	UTILITIES AND SERVICE SYSTEMS	AGRICULTURE AND FORESTRY RESOURCES	ALTERNATIVES	OTHER CEQA CONSIDERATIONS	OTHER COMMENTS	EXPLANATION OF OTHER
74	Elaine Harris elainehmft@sbcglobal.net												x	x	x					x	Open space
75	Didier Trevizo Trevizo Chiropractic Corona, CA trevizochiro@gmail.com				x									x	x						General opposition to project, open space
76	Tariq Shamma TMS Consortium 807 E. Chase Drive Corona, CA 92881	x									x			x	x						
77	Wilson Tsing wilsonh@hotmail.com				x						x			x	x	x				x	General opposition to project, CEQA process (public noticing)
78	Roger Conard Conard Photo rmconard@gmail.com		x		x									x	x					x	General opposition to project
79	Stephanie Morales rx8cutie08@gmail.com		x		x									x	x					x	General opposition to project, open space
80	Lydia Castillo roxybella2012@gmail.com				x															x	Open space
81	Wes Bemis 898 Big Spring Court Corona, CA 92880 Wes_bemis@sbcglobal.net		x											x						x	Open space
82	Eveline Zadeh eveline2015@icloud.com													x	x					x	General opposition to project
83	Wes Bemis Wes_bemis@sbcglobal.net													x							

LETTER No.	COMMENTER	PROJECT DESCRIPTION	AESTHETICS AND VIEWS	AIR QUALITY	BIOLOGICAL RESOURCES ^a	CULTURAL RESOURCES	GEOLOGY AND SOILS	GREENHOUSE GAS EMISSIONS	HAZARDS AND HAZARDOUS MAT	HYDROLOGY AND WATER QUALITY	LAND USE AND PLANNING	NOISE	POPULATION, HOUSING, EMPLOYMENT	PUBLIC SERVICES (INCLUDING PARKS AND RECREATION) ^b	TRANSPORTATION ^c	UTILITIES AND SERVICE SYSTEMS	AGRICULTURE AND FORESTRY RESOURCES	ALTERNATIVES	OTHER CEQA CONSIDERATIONS	OTHER COMMENTS	EXPLANATION OF OTHER
^a Biological resources include, but are not limited to, sensitive plant and animal species, sensitive habitat (riparian, wetlands) wetland, streambed alteration, and watersheds. ^b Public services include fire protection and emergency medical services, police protection and law enforcement services, parks and recreational services, schools, and library services. ^c Transportation includes traffic, parking, circulation, (vehicular, pedestrian, bicycle), and safety. Source: ESA PCR, January 2017.																					

Table 2-2

Summary of Comments on the Skyline Heights Project RDEIR

LETTER No.	COMMENTER	PROJECT DESCRIPTION	AESTHETICS AND VIEWS	AIR QUALITY	BIOLOGICAL RESOURCES ^a	CULTURAL RESOURCES	GEOLOGY AND SOILS	GREENHOUSE GAS EMISSIONS	HAZARDS AND HAZARDOUS MAT	HYDROLOGY AND WATER QUALITY	LAND USE AND PLANNING	NOISE	POPULATION, HOUSING, EMPLOYMENT	PUBLIC SERVICES (INCLUDING PARKS AND RECREATION) ^b	TRANSPORTATION ^c	UTILITIES AND SERVICE SYSTEMS	AGRICULTURE AND FORESTRY RESOURCES	ALTERNATIVES	OTHER CEQA CONSIDERATIONS	OTHER COMMENTS	EXPLANATION OF OTHER
PUBLIC AGENCIES																					
84	State of California Natural Resources Agency Department of Fish and Wildlife Inland Deserts Region Leslie MacNair, Regional Manager 3602 Inland Empire Boulevard Suite C-220 Ontario, CA 91764	x			x																
85	State of California Department of Transportation District 8 Mark Roberts, Office Chief Intergovernmental Review, Community and Regional Planning MS 722 464 West 4 th Street, 6 th Floor San Bernardino, CA 92401-1400														x						
86	Riverside County Flood Control and Water Conservation District Edwin Quinonez Engineering Project Manager 1995 Market Street Riverside, CA 92501				x					x	x										
ORGANIZATIONS																					

LETTER No.	COMMENTS	PROJECT DESCRIPTION	AESTHETICS AND VIEWS	AIR QUALITY	BIOLOGICAL RESOURCES ^a	CULTURAL RESOURCES	GEOLOGY AND SOILS	GREENHOUSE GAS EMISSIONS	HAZARDS AND HAZARDOUS MAT	HYDROLOGY AND WATER QUALITY	LAND USE AND PLANNING	NOISE	POPULATION, HOUSING, EMPLOYMENT	PUBLIC SERVICES (INCLUDING PARKS AND RECREATION) ^b	TRANSPORTATION ^c	UTILITIES AND SERVICE SYSTEMS	AGRICULTURE AND FORESTRY RESOURCES	ALTERNATIVES	OTHER CEQA CONSIDERATIONS	OTHER COMMENTS	EXPLANATION OF OTHER
87	Pechanga Tribal Historic Preservation Office Temecula Band of Luiseno Mission Indians Anna Hoover, Deputy THPO, Cultural Analyst Post Office. Box 2183 • Temecula, CA 92593					X															
INDIVIDUALS																					
88	Joyce Malle jmmcslp@gmail.com		X													X					
89	Patrick Aggabao pjaggabao@gmail.com														X						
^a Biological resources include, but are not limited to, sensitive plant and animal species, sensitive habitat (riparian, wetlands) wetland, streambed alteration, and watersheds. ^b Public services include fire protection and emergency medical services, police protection and law enforcement services, parks and recreational services, schools, and library services. ^c Transportation includes traffic, parking, circulation, (vehicular, pedestrian, bicycle), and safety. Source: ESA PCR, January 2017.																					

LETTER 1

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Monday, May 02, 2016 6:23 PM
To: David Crook; Mike Byer (mbyer@richlandinvestments.com)
Subject: FW: Skyline Heights DEIR Comments - Forest Service
Attachments: Corona SKYLINE DEIR comments CNF 050216.pdf

Importance: High

From: Vance, Darrell W -FS [<mailto:dvance@fs.fed.us>]
Sent: Monday, May 02, 2016 12:57 PM
To: Terri Manuel
Cc: Heys, Jeffrey A -FS; Rodriguez, Jacob F -FS
Subject: Skyline Heights DEIR Comments - Forest Service
Importance: High

Good Afternoon Ms. Manuel,
Please find attached our written comments regarding the Skyline Heights DEIR. Feel free to contact us with any comments or questions.
Thank You, and have a great day!

1



Darrell Vance
District Ranger
Forest Service
Cleveland National Forest
Trabuco Ranger District

p: 951-736-1811 x3236

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1147 E. 6th St.
Corona, CA 92879-1616

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File Code: 1560

Date: May 2, 2016

Terri Manuel
Planning Manager
City of Corona
Community Development Department
400 S. Vicentia Ave
Corona, CA 92882

To the City of Corona:

Thank you for the opportunity to provide comments on the Skyline Heights Draft Environmental Impact Report ("DEIR"). We commend the detail provided in this analysis and its supporting documents, which eliminated many of our common concerns about the impacts of development within close proximity to the Cleveland National Forest ("CNF").

Given that the Skyline Heights proposal is located adjacent to, and in fact, entirely within the Congressionally-designated boundaries of the CNF, it was surprising to find no mention of our 2005 Land Management Plan ("LMP") within the DEIR Section 4.I.1 "Land Use and Planning". The proposed increase of population density on these lands would accelerate certain ongoing challenges that our LMP directs us to remedy. As a result we question the determination that project impacts with regard to land-use plans, policies, or regulations would be below a level of significance. The conflict this project creates with our LMP should be investigated and disclosed as part of this analysis.

We would like to highlight key issues and management challenges related to urbanization that were described in detail in our 2005 Forest LMP, and don't appear fully addressed in this analysis. In general, those concerns revolve around development close to National Forest System ("NFS") lands, and include impacts such as water extraction, loss of habitat, habitat fragmentation, loss of open space, and loss of scenic integrity, among others. These issues are central to the potential environmental and public health and safety issues associated with increasing population density within and adjacent to the CNF.

Urbanization

Increased interface between developed private lands and National Forest boundaries increases boundary management challenges including addressing occupancy trespass, clearly posting boundaries, and retaining clear title to NFS land. The remediation of major encroachments adjacent to subdivisions is an ongoing challenge for the Forest. Moreover, some development proposals include proponent expectations that NFS lands can be used to provide urban support as private land options for development are exhausted, such as the accommodation of infrastructure (e.g., road construction, water tanks/water transmission lines, utility lines, etc.) or providing defensible space to protect homes from wildfire. Subdivisions must be established with the clear



understanding that this is not generally a viable option; private lands should be targeted for these purposes.

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(cont.)

Another ongoing challenge associated with urbanization is the complex problem of National Forest access. For example, traditional points of public and administrative access to the CNF have been lost as private land is subdivided. New landowners are often reluctant to accommodate access across their land. At the same time, residents living adjacent to NFS lands want convenient access, often resulting in the development of unplanned roads and trails directly out of subdivisions. Unauthorized motorized vehicle use occurs and tends to be more of a management challenge on National Forest lands near private developments. Comments we provided during scoping for this project dealt specifically with this issue, and may not have been sufficiently addressed in the proposal:

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- “Survey and post the private property boundary line, within the project area, where it abuts ...NFS lands.”
- “Take appropriate developmental measures to reduce or eliminate encroachment into NFS lands by pedestrian, bicycle, and motorized traffic on unauthorized routes. The public should be discouraged from accessing NFS lands directly from the development...”

Finally, a 40-acre CNF parcel (shown on maps as “N.A.P.”) would be separated from the remainder of the National Forest by the Proposed Project. The resulting habitat fragmentation would make it very difficult to maintain healthy populations of native plants and animals on this parcel, as our Land Management Plan directs. Moreover, the encroachment and enforcement issues described above would be accentuated because the parcel would be the most accessible open space for many of the proposed homes.

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Fire

While the Proposed Project’s Fuel Modification Plan is detailed and prudent, several additional factors are worthy of further consideration, especially since the DEIR acknowledges that the site has a high potential for wildland fire danger.

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Increased development adjacent to the CNF not only increases the potential for fire to consume structures, it can also increase the likelihood of human-caused wildfires, which is something that does not appear to have been sufficiently addressed. Overly frequent, human-caused fires in the Santa Ana Mountains is an issue that harms native ecosystems, wildlife, and watershed function, all of which are core values of this part of the CNF and unincorporated Riverside County.

Over 90% of wildfires in southern California are human-caused, and the addition of 292 single-family residences in the Wildland Urban Interface creates multiple new ignition sources for wildfires that could spread into NFS lands and adjacent existing neighborhoods – particularly those that already border the wildlands. The likelihood of this occurrence is increased in this area because the topography is conducive to the rapid spread of fire upslope into the CNF. Moreover, fires in this area are difficult to suppress due to the removal of access to the hillsides, exacerbated by the increase of barriers and structures in the increasing numbers of subdivisions. For these reasons, we disagree with the DEIR finding that, due to the implementation of the Fuel Modification plan, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

We agree with the inclusion of defensible space and fuels treatments on private lands as a required feature of the Proposed Project. We support smart development such as buffer zones between private and NFS lands, as well as fire safe/shelter in place community designs. For new developments, it is critical that a minimum setback of 100 feet be required for the construction of structures adjacent to NFS lands in all areas – but in some cases it is prudent to increase that distance. The need for defensible space can extend beyond the 100 foot minimum, especially along steep slopes. Along with the above-mentioned issue of infrastructure, it is unrealistic to assume that the CNF will be augmenting fuels treatments adjacent to new developments. Funds are limited, treatment priorities have already been established, and the expanding treatments would negatively impact the character of the adjacent wildlands on the CNF.

We also wish to caution against the planting of species that are non-natives to southern California in new developments – even for drought tolerance and fire protection. These neighborhoods – particularly the ‘trees planted near the property line to further frame the view’ (per 4.A-13) - often become a vector for the spread of invasive species in to adjacent NFS lands. This exacerbates an ongoing management issue for the CNF, particularly when coupled with the numerous fire starts in these communities that are moving native plant communities towards type conversion.

Aesthetics

As had been discussed in the DEIR, the Skyline Heights proposed project’s visual impacts would directly affect the area’s aesthetics to a significant and unavoidable level. This is a concern. This area is one of the most visible landscapes on the CNF, and is maintained as an undeveloped island and natural-appearing backdrop to the I-15 and CA-91 corridors. The majority of existing homes in Corona lie on relatively flat terrain; by contrast, the Proposed Project would be strikingly visible as the first significant development in the Corona foothills of the Santa Ana Mountains. The desired conditions and landscape attributes to be preserved on the CNF are the undeveloped quality and contrast with the urban foreground, including the natural appearing skyline silhouette of the Santa Ana Mountains. Solitude, which in part encompasses freedom from external sights and sounds such as neighborhoods, is an important part of the CNF character – the more incursion of urban and suburban sprawl into the wildlands, the less solitude is available.

Increased development near or adjacent to wildland areas affects the Forest experience. This aesthetic impact can be witnessed in the visual impacts of subdivisions themselves (streets, structures, landscaping, cutslopes/terracing, etc.), and the sounds of the suburbs (dogs, traffic, lawnmowers, radios, etc.). But increased local population densities, particularly in suburban areas, also results in increased numbers of users into adjacent NFS lands, therefore impacting the quality of recreation opportunities. With local access into the CNF being channeled into a single point – the Skyline Trail – the resulting increase of parked vehicles, needs for sanitation, trash, etc., has not been sufficiently analyzed. Nor does there appear to be much alternative on the proposed developed private land for similar opportunities.

In the Draft SEIR, the Aesthetic analysis of project impacts to Views/Scenic Vistas (Figures 4.A.3 through 4.A.6) encompasses four visual simulations, showing that the project “would permanently alter the foreground views of the foothills of the Santa Ana Mountains, [while] the background views to the Santa Ana Mountains would remain following project implementation. Upon completion, however, existing views of undeveloped land would be replaced with views of

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(cont.)

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single-family residences (4.A-14/15).” Ostensibly, these simulations were included to show the impending beautification and improvement of four already heavily impacted areas of the suburban borderlands along the eastern side of the proposed project (with wildlands in the distant backdrop). These appear to characterize positive suburban renewal – replacing barren slopes with vegetation, removal of chainlink fences, with the additions of flocks of birds flying past clouds, luxury cars, etc. It is curious however, why no similar scenic analysis was performed from the viewsheds in the CNF and currently lesser-impacted lands, along the western side of the project – which were included in photographs in Figure 4.A.1 (particularly Photos #1 and 2), or Figure 4.A.2. No “Key View” visual impacts were simulated from this perspective, and these are the areas that will experience the majority of those impacts. Without those similar viewshed analyses, the resulting model is incomplete.

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(cont.)

Conclusion

Due to the above-mentioned concerns, we find that the best way to protect both the environment and public health and safety in the vicinity of the Santa Ana foothills, including the CNF, would be to select the Reduced Density Alternative. We disagree with the General Plan Amendment (GPA 13-003) to change 357.14 acres from Rural Residential I (0.2 to 0.5 dwelling units/acre) to Low Density Residential (3 to 6 dwelling units/acre), precisely because of its proximity to and effects on NFS lands. It is far more appropriate to maintain a lower density of residential units in the Wildland Urban Interface.

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In addition, we request adherence to all provisions that maintain development solely on private lands, and neither provide nor imply a reliance on the NFS lands for infrastructure or vegetation management needs. Moreover, that impacts to the CNF, in whose Congressionally-designated boundaries this proposed development is located, be given a more intensive analysis – all impacts from such development must be avoided, minimized, or mitigated.

We appreciate the opportunity to work together with the City of Corona to address the impacts of adjacent development on the Cleveland National Forest. Please let us know if we can assist you with further information to help you conduct this analysis by contacting Jeff Heys, Forest Planner, at (858) 674-2959 or jaheys@fs.fed.us.

Sincerely,



DARRELL VANCE
District Ranger

Comment Letter 1

United States Forest Service
Cleveland National Forest
Trabuco Ranger District
Darrel Vance, District Manager
1147 E 6th Street
Corona, CA 92879-1616

Response to Letter 1

Response to Comment 1-1. This comment provides a general introduction regarding the comments raised in this letter. Responses to the comments contained in this letter are provided below in Responses to Comments 1-2 through 1-10 below.

Response to Comment 1-2. This comment expressing thanks for the opportunity to comment, and commending the detail provided in the analysis which eliminated many of the Forest Services' concerns regarding development in close proximity to the Cleveland National Forest (CNF), is noted and will be provided to the decision makers for their consideration. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 1-3.**Consistency with CNF LMP**

The Draft EIR addressed the location of the project site in multiple chapters and sections, including but not limited to Chapter 1.0, Introduction, Chapter 2.0, Project Description, and Section 4.I, Land Use and Planning, and evaluates the consistency of the project with applicable regulations in multiple sections, including the consistency of the project will applicable land use plans in Section 4.I. While the Draft EIR correctly indicates that the CNF lies to the west and south of the project site (for example, on pages ES-4, 1-5, 2-2, 2-5, 2-11 and 4.I-2), it is acknowledged that the Draft EIR does not make clear that the project site is located entirely within the boundaries of the CNF as indicated in the comment. In response, the Draft EIR has been revised to: (1) indicate that the project site is located entirely within the boundaries of the CNF; and (2) include the requested consistency analysis with the CNF's 2005 Land Management Plan (LMP). These corrections and additions have been incorporated into Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, in this Final EIR. As indicated in the added consistency analysis, the project would be generally consistent with applicable land use goals and requirements of the LMP, and thus project land use impacts regarding consistency with the LMP would be less than significant.

Development at the Urban-Rural Interface

With regards to the comment that the increase in population density under the project would accelerate certain ongoing challenges that the LMP directs the Forest Service to remedy, while the project site is located within the CNF, the portion of the site proposed for development: (1) is private land within Riverside County's land use jurisdiction and the City of Corona's Sphere of Influence (SOI); (2) both the County and the City currently designate the proposed development portion of the site for rural residential development; (3)

as indicated on page 37 of the LMP, the Elsinore portion of the CNF in which the project site is located is at the urban-rural interface; and (4) LMP's Land-Use Zones map identifies the proposed development portion of the site as "Non-Forest System Land" rather than "Forest Land" and does not identify the site as being within one of the designated Land-Use Zone in which the LMP regulates land uses. Furthermore, the project would not include the construction of urban support systems (e.g., roads, utility lines, etc.) on public land or on private land not already designated for urban development, and would not block existing vehicular and trail access to the CNF. Finally, as indicated under the "Consistency with CNF LMP" discussion above, the project would be generally consistent with the applicable land use goals and requirements of the LMP. Therefore, the project would not substantially accelerate certain ongoing challenges that the LMP directs the Forest Service to remedy related to population density. Please see the LMP consistency analysis in Chapter 3 of this Final EIR, and Response to Comments 1-5 and 1-6 below, for further discussion.

Response to Comment 1-4.

Development in Proximity to the CNF

With regard to the general issues of development in close proximity to NFS lands and increasing population density within/adjacent to the CNF, please see Response to Comment 1-3 above. As indicated therein, the proposed development portion of the project site is already designated for urban development, the project would not include development on public land or the extension of roads or infrastructure on public lands, and the project would not block existing vehicular and trail access to the CNF. Furthermore, as indicated on page 4.I-15 of the Draft EIR, while project residents would likely utilize the existing trails in the area, this increase in trail use is expected to be nominal relative to the existing trail usage and would not result in substantial degradation of the trails

Water Extraction

With regard to water extraction, this issue is addressed in Section 4.H, Hydrology and Water Quality, of the Draft EIR. As indicated on page 4.H-27 of the Draft EIR, the project would not involve any groundwater extraction or other activities that could result in direct withdrawal or depletion of groundwater supplies. As further indicated, while the project would obtain its water from the City of Corona's municipal water system, which relies in part on water supplies from local aquifers, the project would not result in any adverse impacts to the City's water supplies, including groundwater resources. Therefore, the project would not significantly impact groundwater levels or supply within the CNF.

Habitat/Habitat Fragmentation

With regard to loss of habitat and habitat fragmentation, these issues are addressed in Section 4.C, Biological Resources, of the Draft EIR. As indicated on pages 4.C-23 through 4.C-30 and page 4.C-50 of the Draft EIR, and on pages 4.C-49 through 4.C-50 of the RDEIR, the project would result in less than significant impacts to sensitive species habitat, riparian habitat and wetlands, and less than significant habitat fragmentation impacts, with the proposed provision of approximately 36 percent of the annexation area as permanent open space (including most of Maybey Canyon and the drainages), adherence to applicable regulations, and implementation of the Project Design Features and mitigation measures identified in the section. Please see Response to Comment 1-7 below for further discussion.

Land Use and Open Space

With regard to loss of open space, this issue is addressed in Section 4.I, Land Use and Planning, of the Draft EIR. As indicated on page 4.I-15 through 4.I-25, the project would be consistent with the: (1) open space factors (e.g., requirements) for annexation set forth in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; (2) objectives to focus growth in existing and emerging centers and along major transportation corridors, and to preserve existing open space, as set forth in the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy and other SCAG regional plans; and (3) open space goals, policies and requirements of the City of Corona General Plan. As indicated on pages 4.I-15 through 4.I-25, the above conclusions were reached, in part, because: the project site is located immediately adjacent to existing development and a major arterial, within an urban service area designated by LAFCO, within the City of Corona's sphere of influence (SOI), and within an area designated by both the County and the City for urban development; approximately 36 percent of the greater annexation area would be retained as agricultural and permanent open space land; the project would largely preserve Mabey Canon and other surrounding open space features, and conserve habitat in drainages; the project would preserve vehicular and trail access to the CNF; and the project would provide open space features within the proposed subdivision that provide for recreation and natural resource value. As indicated on page 4.I-26 of the Draft EIR, with approval of the proposed General Plan Map Amendment, Zoning Map and Text Amendment, Tentative Tract Map, and project design features identified in the Draft EIR, the project would not conflict with relevant land use plans, policies and regulations, and thus impacts related to land use and planning (including impacts to open space) would be less than significant. Please see the CNF LMP consistency analysis in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, of this Final EIR, for analysis of project consistency with applicable CNF LMP open space goals, policies and requirements. As indicated therein, the project would be consistent with applicable CNF LMP open space goals, policies and objectives.

Scenic Integrity

With regard to loss of scenic integrity, this issue is addressed in Section 4.A, Aesthetics, of the Draft EIR. As indicated on pages 4.A-15 and 4.A-4.A-26 of the Draft EIR, given the substantial landform alteration of the project site required to implement the proposed projects, impacts related to views/scenic vistas, visual resources, and visual character would be significant and unavoidable, and no mitigation measures are available to reduce the significance of these impacts. Still, as indicated on page 4.A-26, all feasible mitigation measures, including clustering and compliance with state and local development codes, have been incorporated into the project. In addition, the project would preserve approximately 36% of the proposed annexation area in agricultural and permanent open space use. Finally, the project would represent low-density residential development with landscape and open space amenities which would soften the aesthetic impacts of the project. Please see Response to Comment 1-9 below under "Visual Sensitivity of Project Site" for additional mitigating factors.

Response to Comment 1-5.

Occupancy Trespass

The Draft EIR addresses occupancy trespass on page 4.C-27 in Section 4.C, Biological Resources, which is also addressed on page 4.C-41 of the RDEIR. As indicated on page 4.C-27 of the Draft EIR and 4.C-41 of the RDEIR, the project would incorporate barriers to prevent human and pet encroachment into the natural areas outside the proposed subdivision. Specifically, Project Design Feature BIO-6 on Draft EIR page 4.C-22 (RDEIR page 4.C-41) will include walls, exclusionary fencing, and special edge treatments in accordance with

Western Riverside County Multiple Species Habitat Conservation Plan requirements to separate developed areas from open space areas and minimize unauthorized public access, domestic animals predation, and illegal trespass and dumping. Furthermore, per Project Design Features BIO-7 and BIO-8 provided on Draft EIR page 4.C-22 and RDEIR page 4.C-42), access points between native habitat and project development will be posted with signage requesting project residents to stay on the trails, not disturb habitat, and keep pets leashed and educational pamphlets will be provided to project residents educating them on the potential adverse impacts to biological resources and native habitats should these requests be ignored. Project Design Feature BIO-8 also prohibits back gates in the required private yard fencing. Therefore, significant occupancy trespass into open space areas adjacent to the proposed project would not occur.

Use of Public Lands for Urban Support

With regard to the concern that there may be an expectation on the part of the project applicant for use of public lands to provide urban support (e.g., accommodation of roads, water tanks/water transmission lines, etc.) and/or wildfire defensible space for the proposed project: (1) as indicated in Figures 2-6, 2-7, 4.G-1A and 4.G-1B of the Draft EIR, the 270.9-acre project site occurs wholly on private property, and would not include the construction of urban support systems or the provision of required wildfire defensible space on public land; (2) as indicated on page 2-15 of the Draft EIR, the four U.S. Fish and Wildlife Service parcels within the greater 394.8-acre annexation area, as well as the open space parcel at the south edge of the annexation area, would be maintained as permanent open space; (3) as indicated on page 2-15 of the Draft EIR, vehicle access to the project would be from the Foothill Parkway Westerly Extension and Trudy Way; and (4) as indicated on page 2-21 of the Draft EIR, all project water, wastewater, and storm drainage infrastructure improvements would be constructed wholly within the project site or within City rights-of-way, and as indicated on page 4.I-24, natural gas and electrical lines are currently located in the surrounding streets. Therefore, the project and associated infrastructure and wildfire defensible space would be developed wholly on private and not public land.

Response to Comment 1-6.

Access to the CNF

Public and administrative access to the CNF is addressed in Section 4.I, Land Use and Planning, of the Draft EIR. As indicated on pages 4.I-9 and 4.I-15, the four U.S. Fish and Wildlife Service parcels within the annexation area, and the open space parcel at the south edge of the annexation area, would be maintained as permanent open space which would allow continued access to Skyline Drive which serves as trail access to the CNF as well as the trails within the CNF themselves. As indicated in Figure 2-7, Tentative Tract Map 36544, in Chapter 2, Project Description, the portion of Skyline Drive within the annexation area would be preserved. As indicated on page 4.I-12 and in Figures 4.I-1 and 4.I-2, the project would not alter Skyline Trail or the access point to that trail along Foothill Parkway. As indicated in Figure 2-7 in Chapter 2, Project Description, of the Draft EIR, the existing unimproved road leading from Maybey Canyon Road through the project site into Mabey Canyon within the CNF would be retained. Therefore, existing publically accessible trails would be preserved, and existing access to the CNF preserved, under the project.

Unplanned Roads/Trails

With regard to unplanned roads and trails directly out of the subdivision, and unauthorized motorized vehicle use, please see Response to Comment 1-5 "Occupancy Trespass". As indicated therein, project design

features (e.g., walls, exclusionary fencing, a prohibition on back gates in private yard fencing) are proposed which would eliminate substantial occupancy trespass and avoid unplanned roads and trails into adjacent CNF open space areas.

Survey/Post of Private Property Boundary Line

With regard to the request for the project to survey and post the private property boundary line, within the project area, where it abuts NFS lands, this has been added as a project design feature in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, in this Final EIR.

Response to Comment 1-7. This comment references a 40-acre Cleveland National Forest parcel, which does not correspond to the development portion of the Skyline Heights project site. However, the project site does surround a 10-acre USFS parcel (APN 275-040-010), which is designated as “NOT A PART” (NAP) on the project tentative tract map. The proponent proposes to mitigate both potential direct and indirect impacts to the 10-acre NAP parcel via the avoidance and the deed restricting of an equal size parcel of land, which is located immediately adjacent to land owned by the USFS in the western portion of the project site. The Exchanged or Compensation parcel (currently part of APN 275-040-006), which is also 10 acres, is immediately adjacent to the CNF and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Core B. This 10-acre property would add to the total acreage of contiguous land within the Core that would remain undeveloped in perpetuity. In addition to the 10 acres, those areas not impacted by the proposed project will also be deed restricted to prevent future development. The avoided land to the west of the proposed development will also add to the total acreage of contiguous land with the Core that would remain undeveloped in perpetuity.

The 10-acre parcel proposed for compensation is in the far west portion of the project site, in proximity to the NAP parcel and within the Santa Ana foothills. The compensation parcel supports 2.5 acres of coastal sage scrub, 0.79 acre of coastal sage scrub-chaparral intergrade, 6.54 acres of chaparral, 0.17 acre of coast live oak woodland, and two (2) jurisdictional features. In addition, the compensation parcel supports approximately ±1,396 chaparral nolina (*Nolina cismontana*) and 116 intermediate mariposa lilies (*Calochortus weedii* var. *intermedius*). There are no access roads on the property. The proposed development is adjacent to the compensation parcel, but only a narrow east/west band comes close to the parcel. Another ±7 acres of natural land will be avoided by the development immediately east of the 10-acre parcel and will remain undeveloped.

Although the land surrounding the 10-acre NAP parcel is currently undeveloped, the NAP parcel is not contiguous with CNF land since it is surrounded by private property. In an effort to not isolate the NAP parcel, the project design includes approximately 22 acres to the east and south that would be avoided and deed restricted around the 10-acre NAP parcel. This area is contiguous with another large area of currently undeveloped land to the south, which would allow for some opportunities for sensitive plants and animals to disperse. Urban and Wildlands interface measures would also be utilized to minimize edge effects to the area surrounding the 10-acre NAP as well as to the avoided habitat west of the development.

Please see Response to Comment 1-5 above regarding encroachment and enforcement issues.

Response to Comment 1-8. The Draft EIR addressed the wildland fire hazards associated with the project in Section 4.G, Hazards and Hazardous Materials, with supporting data provided in Appendix G, Phase I

Environmental Site Assessment and Fuel Modification Report. As indicated on pages 4.G-15 and 4.G-16, while the project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ), the project would replace highly flammable vegetation with plants on the City's approved list of fire-resistant species, and would implement a fuel modification plan, which would decrease rather than increase the wildland fire potential in the area. As such, the project would result in a less than significant wildland fire hazards with: adherence to applicable requirements (including with CBC Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, and requirements related to fire access, fire flows, and number of hydrants); implementation of the proposed project design features (including the fuel modification plan); and implementation of the prescribed mitigation measures (including CFD review and approval of the site plan, fuel modification plan, and project design features, and payment of the required "Fire Facilities Fund" fees).

With regard to the comment that the project would increase the potential for human-caused wildfires, and that the Draft EIR does not adequately evaluate this increased potential, as indicated above, the project would replace highly flammable vegetation with fire-resistant species, and would implement a fuel modification plan, which together would reduce rather than increase the wildland fire hazard on-site. Also, the project would include roadway development that would increase rather than decrease fire fighting vehicle access to the area, and would include the extension of water infrastructure, including for firefighting purposes, where no such infrastructure currently exists. Furthermore, the area already includes an existing urban-rural interface, so the potential for human-cause wildfires in the area already exists; the project would merely move the existing urban-rural interface line. City of Corona Fire would assume responsibility of the area once annexed into the City. However, the City has an automatic aid contract with the U. S. Forest Service and participates in the Master Mutual Aid Plan with Cal Fire. Both documents provide the Corona Fire Department with cooperative assistance from these two agencies in wildland fires. Lastly, it is noted that the significance threshold used in the wildland fire hazard analysis in the Draft EIR is verbatim from Appendix G of the State CEQA Guidelines, and states that a significant wildland fire hazard would occur if the project would "Expose people or structures to a significant risk of loss, injury or death involving wildland fires...", not expose wildlands to an increased potential for wildland fires.

Based on the above, the project would reduce the wildland fire hazard both on and adjacent to the project site, and the wildland fire hazard impact would be less than significant. Additional support for this conclusion is provided in the Fuel Modification Report as set forth below.

- Pages 4 and 5 of the Fuel Modification Report address the nature and relationship that the home owner, HOA and City Fire Department has to minimize the potential for human caused fires. This includes, but is not limited, to inspections and additional Fuel Modification Plan approval at the time of building site layout and permit approval.
- This issue is addressed in the Calculations and approach that the BEHAVE PLUS FIRE MODELING SYSTEM SOFTWARE, which was utilized for the Fuel Modification Report. With the development information at hand at the time of the writing of the report, the recommendations are conservative and will be reviewed and modified as required by the City of Corona as the development plans proceed. Refer to Fuel Modification Report pages 8 thru 16.
- As indicated on page 5, Section 8, of the Fuel Modification Report, the Fuel Modification plan does provide prudent and restrictive solutions to the interface between the CNF and the proposed development in accordance with the state, county and local requirements for fuel modification and

wild land fire protection.

- As indicated on page 3, Section 5, of the Fuel Modification Report, the minimum distance from the limits of the maintained fuel modification zone includes an additional 30' of defensible area for all structure setbacks.
- As indicated on page 4, Section, 6, of the Fuel Modification Report, the Fuel Modification Plan places the responsibility for maintaining of the fuel modification zones directly on the shoulders of the HOA and the property owner not the CNF.
- As indicated on pages 112 through 118 of the Fuel Modification Report, the species identified in the plant palette includes native species that are compatible with fuel modification activities and the habitat in which we are proposing to develop.

The slopes where trees are located within the fuel modification zones will be planted under the restrictions and guidelines for defensible space. The planting of invasive species is not proposed. The only reason that the trees are limited to the intersection of property lines at the top of slopes; is to provide some screening of the residential units while providing views.

Response to Comment 1-9.

Visual/Aesthetic Impacts

The comment that the project's visual impacts would directly affect the area's aesthetics to a significant and unavoidable level is noted. Please see Responses to Comments 1-4 under "Scenic Integrity" and 1-9 under "Visual Sensitivity of Project Site".

Visual Sensitivity of Project Site

With regard to the comment that the project area is one of the most visible landscapes on the CNF, and is maintained as an undeveloped island and natural-appearing backdrop to the I-15 and CA-91 corridors, it is acknowledged that CNF's 2005 LMP says this with respect to the Elsinore Place portion of the CNF, which appears by the LMP's Scenic Integrity Objectives Map to cover most of the Corona Hills (e.g., the east-facing slopes of the CNF). However, the project site is located along the bottom-most (e.g., eastern most) portion of the Corona Hills, and directly adjacent to existing residential tracts. Furthermore, the LMP's Scenic Integrity Objectives Map doesn't even assign a Scenic Integrity Objective (e.g., moderate, high, very high) to the project site and greater annexation area. These factors suggest that the project site is located within one of the less visibly-sensitive portions of the Elsinore Place area. Furthermore, as discussed in Response to Comment 1-3, the project site is located on private land within Riverside County's land use jurisdiction and the City of Corona's Sphere of Influence (SOI) rather than on public land within the Forest Service's land use jurisdiction, and is designated by the County and City for urban development. Therefore, the project site is not located within one of the most visible landscapes in the CNF, and is not to be maintained as an undeveloped island. However, the Draft EIR discloses the fact the project would alter the natural setting of the site and will result in a significant and unavoidable impact on aesthetics.

Maintenance of Skyline Silhouette

With regard to the comment that among the desired conditions and landscape attributes on the CNF is

maintenance of the skyline silhouette of the Santa Ana Mountains, as indicated on pages 4.A-14 and 4.A-15 of the Draft EIR: “While the project would permanently alter the foreground views of the foothills of the Santa Monica Mountains, the background views to the Santa Ana Mountains would remain following project implementation.” This is apparent from Figures 2-1 and 2-2 of the Draft EIR which show that the project site is located near the foot rather than ridge tops of the Santa Ana Mountains, and thus would not affect the skyline silhouette of the Santa Ana Mountains.

Impact on “Forest Experience”

With regard to the comment that the impacts of the project (e.g., noise, increased demand for NFS lands, parking, need for sanitation) on the Forest experience have not been adequately evaluated, the Draft EIR: addressed the biological resources impacts of the project in Section 4.C, Biological Resources, with supporting data provided in Appendix D, Biological Resources Assessment, Surveys, and Jurisdictional Delineation; addressed the noise impacts of the project in Section 4.J, Noise, with supporting data provided in Appendix I, Noise Impact Analysis; addressed the park and recreational impacts of the project in Section 4.L, Public Services; addressed the parking impacts of the project in Section 4.M, Transportation, with supporting data provided in Appendix K, Traffic Impact Analysis; and addressed the sanitation (e.g., solid waste) impacts of the project in Section 4.N, Utilities and Service Systems. In addition, additional analysis of biological resources impacts was subsequently provided in Section 4.C, Biological Resources, in the RDEIR, with supporting documentation and analysis provided in Appendix A of the RDEIR. Furthermore, an analysis of project consistency with applicable goals and objectives of the 2005 CNF LMP has been added in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, in this Final EIR. However, CEQA and applicable federal, State, County and local regulations do not require analysis of impacts on the “Forest experience” in an EIR.

Proposed On-Site Park and Recreational Facilities

With regard to the comment “Nor does there appear to be much alternative on the proposed developed private land for similar opportunities”, it is unclear exactly what the commenter intended by this comment. If the comment intends to indicate that the project does not provide sufficient on-site park and recreational facilities required to meet project demand, the parks and recreation impacts of the Project are evaluated in Section 4.L, Public Services, of the Draft EIR. As indicated on page 4.L-17, the project is not proposing new on-site park or recreational facilities (although, as indicated on pages 2-15 through 2-19 of the Draft EIR, the project is proposing on-site open space and landscape features). However, as indicated therein (pages 4.L-17 and 4.L-18), the project would result in less than significant parks and recreation impacts with implementation of the proposed project design features and implementation of Mitigation Measure PS-5 which requires compliance with City of Corona Municipal Code Chapter 16.35 (Park Dedication and In Lieu Fees). Compliance with Mitigation Measure PS-5, in particular, would ensure park and recreation facilities are being accounted for with this project as the proponent would be required to dedicate land for a park or pay an in-lieu fee for such facility to be developed elsewhere.

Vantage Points/Visual Simulations

With regard to the choice of visual simulations included in the aesthetics analysis in the Draft EIR, as indicated on page 4.A-10 of the Draft EIR, the focus of the visual analysis is on the potential for the project to adversely affect views from publically accessible vantage points (i.e., views from public roads, trails, towns, parks, or bridges instead of from private viewing locations). The four viewpoints selected for analysis, as indicated in Figures 4.A-3 through 4.A-6, were selected because they meet this definition, are frequented by a

large number of people, and are relatively close to the project site and thus provide a worst-case or near worst-case analysis. While it is acknowledged that the CNF is bisected by public trails which are publically accessible, the project site is visible from only a small number of these trails, these trails are not accessed by large numbers of people (at least compared to the number of people that frequent the four vantage points selected for analysis), and are not all close to the project site. Furthermore, because most of the trails within the CNF from which the site may be visible are located to the west with generally higher elevations than the project site, easterly views from these vantage points include not only the small foreground area that includes the project site, but also the larger background area that includes the valley with the San Bernardino and San Jacinto Mountains in the background. Thus, the project site represents a relatively small portion of the total field of view from these vantage points, so that the project would have less impact on views and visual character from these vantage points than from the four vantage points selected for analysis. Finally, as discussed in Response to Comment 1-9, the LMP's Scenic Integrity Objectives Map doesn't even assign a Scenic Integrity Objective (e.g., moderate, high, very high) to the project site and greater annexation area which suggests that the project site is located within one of the less visibly-sensitive portions of the Elsinore Place area. For all these reasons, the vantage points included in the analysis are adequate, and no additional vantage points from the CNF are required.

Response to Comment 1-10.

Support for Reduced Density Alternative, and Opposition to General Plan Amendment

The NFS's support for the Reduced Density Alternative, its opposition to the proposed General Plan Amendment from Rural Residential to Low Density Residential, and its willingness to work together with the City of Corona to address the impacts of the project on the CNF, is noted and will be provided to the decision makers for their consideration. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Wildland Urban Interface

With respect to the comment that it is far more appropriate to maintain a lower density of residential units in the Wildland Urban Interface, we could find no evidence that the project site is located in the Wildland Urban Interface. According to p.6 of the 2005 CNF LMP, most Wildland/Urban Interface Zones are anticipated to be located within the Developed Area Interface (e.g., DAI), with such areas intended to have a broad range of higher intensity uses but be managed to limit development to a slow increase of carefully designed facilities to help direct use into the most suitable areas. However, according to the LMP's Land-Use Zones Map, the project site is located on Non-Forest System Land rather than within the DAI or any other LMP-designated Land-Use Zone. As discussed in Response to Comment 1-3, the project site is located on private land within Riverside County's land use jurisdiction and the City of Corona's Sphere of Influence (SOI), and is designated by the County and City for urban development.

With regard to the request for adherence to all provisions that maintain development solely on private lands, and neither provide nor imply a reliance on NFS lands for infrastructure or vegetation management, please see Response to Comment 1-5.

Impacts on the CNF

With regard to the request that the impacts of the project on the CNF be given more intensive analysis,

please see Response to Comments 1-3 and 1-6. As indicated therein: (1) the project would not substantially accelerate certain ongoing challenges that the LMP directs the Forest Service to remedy related to population density; (2) the project would retain access to the CNF; and (3) an analysis has been added to the Draft EIR in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, in this Final EIR, which evaluates project consistency with the 2005 CNF LMP.

LETTER 2



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

January 20, 2016

Received

JAN 25 2016

Community Development Dept.

Jason Moquin
City of Corona
400 S. Vincentia Avenue
Corona, CA 92882

Subject: Skyline Heights Project
SCH#: 2014021003

Dear Jason Moquin:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on January 19, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2014021003
Project Title Skyline Heights Project
Lead Agency Corona, City of

Type EIR Draft EIR

Description The project involves the annexation of 421.2 acres into the City of Corona. The annexation is accompanied by a tentative tract map to subdivide approximately 271 acres into 291 single family residential lots. The development will also include non-buildable lettered lots that will be set aside for landscaping and natural open space, streets and utilities. Richland Developers is the project proponent and has submitted the following applications to the City of Coronas: (1) General Plan Amendment 13-003 (GPA13-003): Amendment to Corona's General Plan Sphere of Influence Land Use Plan (westerly sphere) to amend 394.8 acres from Rural Residential I (0.2 - 0.5 dwelling units/acre) to Low Density Residential (3-6 du/ac) on 357.14 acres and Open Space on 37.61 acres; (2) Change of Zone 13-002 (CZ13-002) to rezone 37.61 acres to Open Space. 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (single-family residential, 7,2000 sq. ft. minimum lot size) located in the City's SOI (westerly sphere) to facilitate the annexation of property into the City of Corona; (3) Annexation 117 to annex 394.8 acres from unincorporated Riverside County in the City of Corona's SOI to the City of Corona; and (4) Tentative Tract Map 36544 to provide for the subdivision of 270.9 acres into 292 single family residential lots, including numerous lettered lots to be set aside for open space, slope landscaping, streets and utilities in the R-1-7.2 zone being proposed by Cz13-002.

Lead Agency Contact

Name	Jason Moquin		
Agency	City of Corona		
Phone	951 736 2268	Fax	
email			
Address	400 S. Vincentia Avenue		
City	Corona	State CA	Zip 92882

Project Location

County	Riverside			
City	Corona			
Region				
Lat / Long				
Cross Streets	Western terminus of W. Foothill Parkway (NW of Trudy Way)			
Parcel No.	Numerous (38 parcels)			
Township	4S	Range	7W	Section 3/4
				Base

Proximity to:

Highways	SR-91
Airports	No
Railways	BNSF/Metrolink
Waterways	Mabey Canyon Wash, Kroonen Canyon Channel, Oak Street Channel
Schools	Numerous
Land Use	PLU: Undeveloped / Open Space Z: Rural Residential GPD: Rural Residential I (0.2 to 0.5 DU per acre)

Project Issues Aesthetic/Visual; Agricultural Land; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Landuse; Cumulative Effects; Other Issues

Document Details Report
State Clearinghouse Data Base

Reviewing Agencies Caltrans, Division of Aeronautics; Department of Fish and Wildlife, Region 6; Department of Parks and Recreation; Department of Water Resources; Resources, Recycling and Recovery; California Highway Patrol; Caltrans, District 8; Air Resources Board; Regional Water Quality Control Board, Region 8; Native American Heritage Commission; Department of Toxic Substances Control

Date Received 12/04/2015 **Start of Review** 12/04/2015 **End of Review** 01/19/2016

Comment Letter 2

State of California
Governor's Office of Planning and Research
Scott Morgan, Director
State Clearinghouse and Plan. Unit
1400 Tenth Street
P.O. Box 3044
Sacramento, CA 95812-3044

Response to Letter 2

Response to Comment 2-1. The State Clearinghouse identifies the CEQA-required 45-day review period for the Draft EIR, acknowledges compliance with agency review requirements, identifies the state agency that reviewed the Draft EIR, and attaches the comments from that State agencies. As this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

One comment letter from State agencies was attached to the State Clearinghouse letter, a letter dated January 19, 2016 from the California Department of Fish and Wildlife (DFW). The DFW letter is included as Comment Letter 3 in this Final EIR. Written responses to the comments made in the DFW letter are included as Responses to Comments 3-1 through 3-8 in this Final EIR.

LETTER 3



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0459
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



January 19, 2016

Jason Moquin
Senior Planner
City of Corona
400 S. Vicentia Avenue
Corona, CA 92882

Subject: Draft Environmental Impact Report
Skyline Heights Development Project
State Clearinghouse No. 2014021003

Dear Mr. Moquin:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the Skyline Heights Development Project (project) [State Clearinghouse No. 2014021003]. The Department is responding to the DEIR as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The proposed project is located within the City of Corona (City) Sphere of Influence in unincorporated Riverside County. Specifically, the site is located west of the City's western boundary, south of Avenida Del Vista, north of Skyline Drive and latitude 33°50'28.45", and west of the Cleveland National Forest and longitude -117°37'02.25".

Richland Developers, the project Applicant, is proposing the development of approximately 292 single-family residences on approximately 270.9 acres. To facilitate the development, the Applicant proposes the annexation of the project site and surrounding parcels totaling approximately 394.8 acres into the City of Corona. Of the approximately 270.9 acre project site, approximately 21.38 acres would be reserved as right-of-way for construction of the City's Foothill Parkway Westerly Extension between Green River Road and Trudy Way.

1

Of the proposed 292 single-family residences, 45 would be developed north of Mabey Canyon and 247 would be developed to the south. The development would occur in three phases. Phase I would consist of 157 homes to be constructed in the central and south sectors of the site, to the south of Mabey Canyon and along the future Trudy Way alignment. Phase II would consist of 90 homes to be constructed in the center of the site, south of Mabey Canyon and to the west of the future Trudy Way alignment. Phase III would consist of 45 homes to be constructed to the north of Mabey Canyon.

1
(cont.)

Comments and Recommendations

Following review of the DEIR, the Department offers the comments and recommendations presented below to assist the City of Corona (City; the CEQA lead agency) in adequately identifying and/or mitigating the project's significant, or potentially significant, impacts on biological resources:

Focused Botanical Surveys: Focused botanical surveys were conducted from March through July, 2013. The Department is concerned that these surveys may have been inadequate to form a complete inventory of the plant species present on the site for the following reasons:

- a) The surveys are over two years old. It is possible that some species that were not observed during the 2013 surveys may have since spread to the project site;
- b) At least one of the sensitive species judged to have a moderate to high potential to inhabit the site – white rabbit tobacco – has a blooming period outside of the period during which focused surveys took place and may have been overlooked or misidentified; and
- c) Conditions have changed since the surveys occurred. The surveys took place during an unusually dry year. Due to the ongoing drought, some sensitive plant species potentially present on the site may have failed to bloom. Other species may have been present in the seedbank or in bulb form. Annual and short-lived perennial plant species and plants with persistent long-lived seed banks may not germinate every year. In addition, the phenological development of some plants may be altered because of the drought. Because of these conditions, the failure to locate a plant during the floristic surveys of one field season does not constitute evidence that the plant is absent from the surveyed location. With the expected El Niño event in 2016, it is reasonable to expect changes in the observable species assemblage.

2

In order to provide a more complete description of the baseline conditions of the site, the Department recommends that focused surveys following the Department's 2009 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Communities be conducted during the appropriate times of year, and that the results be included in the final EIR. If additional special-status plant populations are observed, the final EIR should include appropriate avoidance, minimization, and/or mitigation measures to address additional impacts.

Impacts to Coulter's Matilija Poppy and Intermediate Mariposa Lily: The Department encourages the City to avoid and preserve populations of Coulter's matilija poppy and intermediate mariposa lily to the greatest extent feasible. If any populations exist in or near natural open space, the Department recommends that they be connected to existing conserved lands via a corridor of undisturbed land, and protected by placement of a conservation easement over the population and corridor.

3

Mountain Lion Safety: The list of species observed in the DEIR's Biological Resources Assessment (Appendix D) includes mountain lion (*Puma concolor*). Based on this, the project's construction may encroach into at least one lion's current home range. The Department is concerned about potential safety issues (both for future residents and for mountain lions) that may arise from human-lion conflicts. In a study investigating the causes of death in 36 southern California mountain lions, over half were killed by human-lion interactions, including 10 vehicle strikes, 6 killed legally with depredation permits, 4 killed illegally, and 1 killed in a public safety incident (Vickers 2015).

4

In order to reduce the likelihood of human-lion conflicts, the Department recommends that the City revise the DEIR to require implementation of a Homeowner Education Program containing guidelines for safe and responsible living in mountain lion country. Guidelines should include recommendations for safe driving practices on roads that mountain lions may cross; warnings against letting pets outside unsupervised or leaving dogs in back yards over night, as unsupervised pets may attract mountain lions; recommendation to keep pet food inside and/or inaccessible to wildlife; and instructions on how to stay safe if a mountain lion is spotted. If a Homeowners' Association is planned for the development, we recommend that these guidelines be included in the Association's codes, covenants, and restrictions.

The Department also recommends that signage warning of potential mountain lion presence be placed throughout the development, particularly in areas adjacent to open space.

Impacts to Species Not Adequately Conserved under the MSHCP: The DEIR's Biological Resources Assessment lists several special-status species that occur, or have the potential to occur, on the project site, and are not covered by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Section 15380 of the CEQA Guidelines indicates that State Species of Special Concern, plant species ranked as rare and endangered by the California Native Plant Society (CNPS), and other sensitive and special status species should be included in an analysis of project impacts if they can be shown to meet the criteria of sensitivity outlined therein. Sections 15063 and 15065 of the CEQA Guidelines, which address how an impact is identified as significant, are particularly relevant to sensitive species. Project-level impacts to listed (rare, threatened, or endangered) species are generally considered significant thus requiring lead agencies to prepare an Environmental Impact Report to fully analyze and evaluate the impacts. In assigning "impact significance" to populations of non-listed species, analysts usually consider factors such as population-

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level effects, proportion of the taxon's range affected by a project, regional effects, and impacts to habitat features.

The Department is particularly concerned with the project's potential impacts to chaparral nolina, white rabbit tobacco, California silvery legless lizard, San Bernardino/San Diego ringneck snake, coast patch-nosed snake, pallid bat, and Dulzura pocket mouse. These species have all been designated either 1B.2/2B.2 ("moderately threatened in California") by the CNPS, or state rank S3, S2, or S1 ("vulnerable to extirpation", "very vulnerable to extirpation", or "especially vulnerable to extirpation") by the State. The Department considers impacts to these species to be potentially significant. Therefore, the Department recommends that the following measures be added to the final EIR to further reduce the potential direct impact to these species:

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

Potential day roosts for pallid bat (e.g., caves, crevices, mines, hollow trees, buildings, etc.) shall be inspected by a qualified bat biologist prior to impacts. 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 maternity season (March – October), the bat 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.

These measures will not completely preclude direct impacts to all of the above mentioned species, and they do not address the project impacts to habitat. The Department recommends that the remaining potential for direct impact and the habitat impacts be mitigated by preserving the natural open space areas in perpetuity via a conservation easement and providing a non-wasting endowment to fund their long-term management by an appropriate conservation entity.

Impacts to Riparian and Riverine Habitat: The DEIR estimates that the project will result in impacts to 6.17 acres of riparian and streambed habitat, and proposes to mitigate the impacts "at no less than a 1:1 ratio" or more, as specified by the Department in a Streambed Alteration Agreement. Please note that, due to potential factors such as net loss of streambed habitat, uncertainty of mitigation success, distance between the impacted area and the mitigation site, differences in habitat type

between the impacted area and the mitigation site, and temporal lag between impacts and establishment of replacement habitat, a 1:1 mitigation ratio is unlikely to be sufficient to reduce the project impacts to a less than significant effect. While the Department is unable to provide a specific ratio without knowing the location and type of mitigation proposed, it is likely that providing sufficient mitigation for the proposed impacts will be extremely costly, and locating in-kind mitigation opportunities may be difficult.

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(cont.)

The Department encourages the City and the project Proponent to consider revising the project design to avoid ravines and streambeds to the greatest possible extent, and to build spanning bridges rather than placing roadways directly on top of existing streambed. This could significantly reduce project impacts to streambed and the cost of mitigation, and may also reduce the potential for impacts to sensitive wildlife species and to wildlife movement.

Updated DBESP: A Determination of Biologically Equivalent or Superior Preservation (DBESP) was submitted to the Department and United States Fish and Wildlife Service (collectively, the Wildlife Agencies) in May 2014. The DEIR includes an updated DBESP dated March 2015. At the time of writing this letter, the Department has been unable to confirm receipt of the updated DBESP. Therefore, in order to finalize the MSHCP consistency review process, the Department requests that the City submit a hard copy of the updated DBESP to the Wildlife Agencies for review prior to approving the project.

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Further Coordination

The Department appreciates the opportunity to comment on the Skyline Heights Development Project (SCH No. 2014021003), and requests that the City address the Department's comments and concerns prior to circulating the final EIR. If you should have any questions pertaining to these comments, please contact Gabriele Quillman at (909) 980-3818 or gabriele.quillman@wildlife.ca.gov.

8

Sincerely,


Leslie MacNair
Regional Manager

cc: State Clearinghouse, Sacramento

Literature Cited

- Vickers TW, Sanchez JN, Johnson CK, Morrison SA, Botta R, Smith T, et al. (2015) Survival and Mortality of Pumas (*Puma concolor*) in a Fragmented, Urbanizing Landscape. PLoS ONE 10(7): e0131490. doi:10.1371/journal.pone.0131490

Comment Letter 3

State of California
Natural Resources Agency
Department of Fish and Wildlife
Inland Deserts Region
Leslie MacNair, Regional Manager
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764

Response to Letter 3

Response to Comment 3-1. This comment provides a general introduction regarding the comments raised in this letter. Responses to the comments contained in this letter are provided below in Responses to Comments 3-2 through 3-8.

Response to Comment 3-2. In addition to the original 2013 surveys, L&L Environmental, Inc. performed updated focused botanical surveys between April and August 2016. All species observed during the surveys were documented and the site was assessed for appropriate botanical species during the specific flowering periods when the species may reasonably be observed and properly identified at the site.

White rabbit tobacco (*Pseudognaphalium leucocephalum*), which is also known as white cudweed, is included in the CNPS Inventory of Rare and Endangered Plants as a Rank 2B.2 (rare, threatened, or endangered in CA). Our analysis indicated this species had a moderate probability of occurrence within suitable habitat. This plant has a blooming period between August and November during conditions suitable to the species. Focused plant surveys were conducted in August 2016, which is within this species' blooming period. Additionally, L&L Environmental, Inc. identified a reference site near the project site, which confirmed this species was in bloom at the offsite location at the time the August 2016 surveys were conducted on the project site. White rabbit tobacco was not observed within the project site during the August 2016 focused surveys, at which time it should have been detected had it been present because it was documented nearby as in bloom, or during any of the other previously conducted surveys. It can be confidently concluded that this species does not current occur on the project site.

Updated focused botanical surveys were conducted between April and August 2016. Although rainfall varied throughout southern California, records for the Corona Airport and the nearby Corona weather station KCACORON19 documented rainfall from September 1, 2015 through August 23, 2016 as 7.72 and 10 inches, respectively. Rainfall during the 2015-2016 season continued to be lower than the average of 12 inches, but this total is significantly higher than the 2012-2013 survey season, which was recorded as 4.9 and 5.92, respectively. Field biologists reported a good blooming season on the project site and documented 145 additional botanical species during the 2016 focused surveys, thereby reducing the probability that species were overlooked during surveys.

Updated botanical surveys were completed between April and August 2016, which were conducted pursuant to the CDFW 2009 protocol. A list of all species observed during the 2016 focused botanical surveys and revised habitat mapping is provided in the "Updated Biological Resources Assessment for TTM 36544;

Skyline Heights Project, City of Corona, Riverside County, California” (Appendix A of the RDEIR). The comprehensive 2016 surveys did confirm the presence of additional special-status plant species populations, for which appropriate mitigation has been recommended. Impacts to all special status plant species were also evaluated and avoidance, minimization and mitigation measures were included in the Updated Biological Resources Assessment.

Response to Comment 3-3. The project design will avoid some populations of Coulter’s matilija poppy (*Romneya coulteri*) and intermediate mariposa lily. Revised mitigation measures below, including Mitigation Measures BIO-MM2, BIO-MM3, and BIO-MM4 contained in the RDEIR (and subsequently modified per CDFW input), as well as Mitigation Measure BIO-MM5 contained in the RDEIR, will reduce impacts to Coulter’s matilija poppy, chaparral nolina and intermediate mariposa lily.

Mitigation Measure BIO-MM2. Mitigation shall be provided for impacts to Coulter’s matilija poppy, intermediate mariposa lily, and chaparral nolina.

- Impacts shall be minimized and avoided to the extent feasible. 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.
- 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. 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 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 site, except maintenance of habitat, including the removal of nonnative plant species, trash, and debris, and the installation of native plant materials.

Prior to any ground disturbance, the Applicant shall prepare a Chaparral Nolina Planting Plan (Plan) for chaparral nolina. The Plan shall require a replacement ratio of 1:1 by area, and ensure a

minimum 90 percent survivorship at the end of a five-year monitoring period, which shall be verified by the monitoring biologist (minimum qualifications of the monitoring biologist are specified below). At a minimum, the five-year plan shall include the following information:

1. a description of the existing conditions of the receiver site(s) characterizing the suitability of the site(s) for chaparral nolina, and documenting the acreage of the site,
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 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. Prior to issuance of a grading permit, the project Applicant shall preserve a minimum of 10 acres (a 1:1 ratio) of natural habitat, biologically equivalent or superior to the PQP land the project site surrounds, adjacent to USFS land. The compensation parcel shall either be:

1. Deeded in fee title to the USFS or 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.

Mitigation Measure BIO-MM4. 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.

With the implementation of BIO-MM3 and BIO-MM4, a portion of these species' on-site populations will be avoided and preserved in perpetuity. The proposed project design will avoid 139 of the 455 (31%) observed

intermediate mariposa lily, 386 of the 691 (56%) Coulter's matilija poppy, and ±2,667 of the estimated 5,343 (50%) chaparral nolina.

Mitigation Measure BIO-MM5. The project Applicant shall add more common cultivar forms of Coulter's matilija poppy to the list of plants to be avoided in site landscaping, including White Cloud matilija poppy. Additional non-native plants to be avoided in any onsite mitigation or landscaping include coyote brush (*Baccharis pilularis*) and fourwing saltbush (*Atriplex canescens*). To ensure these non-native plants are not used in landscaping within the project site, the project Applicant shall include a list of plant species to avoid within the CC&Rs for the development. The project applicant shall also develop and distribute a suitable homeowner education package to residents / new owners covering the species to avoid.

In addition, all the avoided populations, with the exception of the east-central portion of the site, are connected to land within the Cleveland National Forest. All avoided populations are contiguous with large tracts of mostly undisturbed native habitats.

Avoided populations within the east-central portion of the project site will be conserved within an approximately 22-acre area, which is adjacent to the 10-acre NAP USFS parcel. This area is contiguous with another large area of currently undeveloped land to the south. Creation of a corridor to USFS land to the west is infeasible as it would require a corridor of a minimum of 1,800 feet long through the center of the project area. The corridor would need both drainage features and hillsides to provide potential habitat for the avoided species. The requirement of a drainage feature would necessitate the corridor to be along drainage Feature 3.

Avoidance of Feature 3 is infeasible since it would require the complete removal of the secondary access point. Without contiguous access providing an efficient looped water system within the project site, risk in fire situations would be increased. In addition, constructing the project without impacting the drainage would result in effectively eliminating the lower two-thirds of the project site, which would not generate enough revenue to pay for the needed infrastructure and other improvements.

Creation of a bridge over Feature 3 results in similar difficulties as those discussed in the 'Reduced Lot Count Alternative' in the Updated Biological Assessment (Appendix A of the RDEIR), which discusses creation of a bridge over Feature 1. The expense of constructing a bridge in combination with the resulting reduced lot count would create a financially infeasible project. Without the filling of the un-named stream of Feature 3, the project design will need to export 3 to 4 million cubic yards of material or radically adjust the development footprint to reduce cut. Since this site requires hillside grading, export of that much material would have a significant impact on existing residents and roads, would be extremely expensive, and redesigning the site and streets to reduce cut while maintaining a comparable lot count is not feasible. Inability to fill the un-named stream reduces the developable footprint and would reduce lot count significantly from the 292 lots shown on TTM 36544. This alternative would be financially infeasible due to increased costs and reduced lot yield. In addition, alternative land plans require that additional water, sewer, and roadway infrastructure facilities be constructed in a less efficient manner and, therefore, would substantially increase the cost of development.

Response to Comment 3-4. The Updated Biological Assessment and RDEIR included the following

mitigation measure:

Mitigation Measure BIO-MM5. 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 City will review the mountain lion program and will include the requirement for mountain lion signage throughout the development and at adjacent to open spaces.

Response to Comment 3-5. The special-status species identified in this comment as having a moderate or high potential of occurring on the project site, but are not identified as ‘Covered Species’ under the MSHCP, were evaluated in more detail in the Updated Biological Assessment (Appendix A of the RDEIR) and RDEIR, and are briefly summarized below:

1. Chaparral nolina: This species was recorded on the project site during the 2016 focused plant surveys. Mitigation Measure BIO-MM2 included in the Updated Biological Assessment outlines mitigation for unavoidable impacts to chaparral nolina through translocation and seed collection with propagation to an on-site or off-site preserved property acceptable to the City. In addition, Mitigation Measure BIO-MM3 preserves 10 acres supporting chaparral nolina.
2. White rabbit tobacco: See Response to Comment 3-2, above. It can be confidently concluded that this species does not current occur on the project site.
3. California silvery legless lizard (*Anniella pulchra pulchra*), pallid bat (*Antrozous pallidus*), and Dulzura pocket mouse (*Chaetodipus californicus femoralis*): Although these three species are ranked on CNDDB as S3 species and are therefore not considered “imperiled” or “endangered”, the above measure recommended by the Department was included as Mitigation Measure BIO-MM14 in the Update Biological Assessment. The pre-construction surveys prior to vegetation clearing and grubbing will reduce potential impacts to these species, if present.
4. San Bernardino ringneck snake (*Diadophis punctatus* ssp. *modestus* and ssp. *similis*): This species is a CNDDB S2? species, which is considered more than vulnerable but not imperiled with certainty. This species, if present, would be expected to occur in the Riparian/Riverine areas of the project site. Although approximately 55% of Riparian/Riverine areas would be impacted by the proposed project,

impacts to this species are not expected to appreciably affect overall population size or range of this species. Mitigation Measure BIO-MM14 would require a pre-construction survey to be conducted prior to clearing and grubbing of vegetation.

5. Coast patch-nosed snake (*Salvadora hexalepis virgultea*): This species is a CNDDDB S2S3 species, which is considered between vulnerable and imperiled. This species, if present, would be expected to occupy the scrub and chaparral habitats on the project site. Although the project proposes impacts to suitable scrub and chaparral habitats, large tracts of suitable habitat will remain in the project vicinity and therefore impacts to this species are not expected to appreciably affect the overall population or range of this species. Mitigation Measure BIO-MM14 would require a pre-construction survey to be conducted prior to clearing and grubbing of vegetation.

The Updated Biological Assessment (Appendix A of the RDEIR) and RDEIR include Mitigation Measures BIO-MM3 and BIO-MM4 (see above) to ensure avoided portions of the project site are not developed in the future.

Response to Comment 3-6. State and federal regulatory jurisdictional areas were reevaluated in 2016 and the results are detailed in the report, “An Updated Jurisdictional Delineation for TTM 36544, AKA Skyline Heights Project, City of Corona, Riverside County, California” (Appendix A of the RDEIR) and summarized in the “Updated Biological Assessment” (Appendix A of the RDEIR). The Updated Biological Assessment report and RDEIR include the following mitigation measure to reduce impacts to a less than significant level:

Mitigation Measure BIO-MM10. Prior to the issuance of a grading permit, to mitigate for the loss of 10.07 acres of streambed and wetlands due to project construction, project Applicant shall enter into an agreement with the California Department of Fish and Wildlife (via issuance and implementation of a Streambed Alteration Agreement, Section 1600) to replace affected streambed at not less than a 2:1 basis, 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.

The project design considered minimizing impacts to drainages, and Alternative designs are discussed in Section 8 of the Updated Biological Assessment. Impacts to both drainage Features 1 and 3 are required to create a secondary access point. Complete avoidance of these drainage features would remove the efficient looped water system within the Project and risk in fire situations would be increased. To avoid impacts to the features and still maintain two access points, development would be limited to the northern third of the project site. If this alternative is advanced, the project would not generate enough revenue to pay for the needed infrastructure and other improvements and it is likely that the southern two thirds of the project site would be subdivided and sold to produce revenue to offset development costs. See Response to Comment 3-3 above for additional discussion.

Response to Comment 3-7. An initial DBESP was prepared for the project and is being revised based on previous comments received from the CDFW and USFWS and from the updated focused botanical surveys between April and August 2016. The DBESP is not required to be completed at the same time as the EIR, but

is required prior to the issuance of any regulatory permits issued by CDFW and USFWS. . A revised DBESP has been prepared and this will be submitted by the City of Corona to CDFW and USFWS for processing.

Response to Comment 3-8. This comment provides a general conclusion regarding the comments raised in this letter. Responses to the comments contained in this letter are provided above in Responses to Comments 3-1 through 3-7.

LETTER 4



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation and
Land Management

Transportation Department

Patricia Romo, P.E.
Assistant Director of Transportation

January 19, 2016

Jason Moquin
City of Corona
Community Development Department
400 South Vicentia Avenue
Corona, CA 92882-2187

**RE: Notice of Availability of a Draft Environmental Impact Report for the
Skyline Heights Project**

Dear Mr. Moquin:

Thank you for the opportunity to comment on the Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) for the City of Corona's Skyline Heights Project. The proposed project is located south of the planned extension of Foothill Parkway, generally west of Trudy Way, and generally east of Paseo Grande. The project consists of a general plan amendment that will change the existing land use from rural residential designation to low density residential and open space designations. A tentative tract map is also proposed that will subdivide the area into 292 single family residential lots. The Riverside County Transportation Department (County) provides the following comment on the DEIR.

The DEIR and project traffic study indicate that the planned extension of Foothill Parkway from Trudy Way to Paseo Grande is expected to be completed by 2017, however, not a required improvement of the project. The project is located within a high fire area, therefore secondary access should be required for all lots. In reviewing the tentative Tract Map 36544, lots 248 through 292 only have one access for ingress and egress via Foothill Parkway. The County recommends that City place a condition on the tentative tract map requiring Foothill Parkway to be extended to Paseo Grande before occupancy permits are issued for lots 248 through 292.

1

Jason Moquin
January 19, 2016
Page 2

Thank you again for the opportunity to review the NOA. Please contact me at (951) 955-2016 with questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Russell Williams". The script is cursive and fluid, with the first name "Russell" being more prominent than the last name "Williams".

Russell Williams
Development Review Manager

RUW:KKT:rg

cc: Juan C. Perez, Director of Transportation and Land Management
Patricia Romo, Assistant Director of Transportation

Comment Letter 4

County of Riverside
Transportation and Land Management Department
Russell Williams, Development Review Manager
4080 Lemon Street, 8th floor
Riverside, CA 92501

Response to Letter 4

Response to Comment 4-1. This first paragraph of this comment provides a general introduction regarding the comments raised in this letter. With regard to the second paragraph, specifically the comment that secondary access should be provided for all lots and the recommendation that the City place a condition on the tentative tract map requiring Foothill Parkway to be extended to Paseo Grande before occupancy permits are issued for project lots 248 and 292, this comment and recommendation are noted. As indicated on page 4.M-34 of the Draft EIR, it is anticipated that the Foothill Parkway Westerly Extension (a separate project already under construction which and anticipated for completion in late 2016 or in early 2017) would be completed prior to the initiation of project construction. It is worth mentioning that since the preparation of the Draft EIR, the construction of Foothill Parkway has been completed and the roadway is currently operational, ahead of the completion date anticipated in the Draft EIR. Furthermore, as indicated on page 4.L-21, as required by Mitigation Measure PS-1, the project shall comply with City of Corona Municipal Code and CFD requirements, including those related to emergency access, such that adequate emergency access would be provided. Finally, as indicated on page 4.M-35 of the Draft EIR, the project site plan would be subject to review and approval by the City's Department of Public Works and Fire Department to ensure adequate emergency access such that the emergency access impact of the project would be less than significant.



LETTER 5

SCOTT BANGLE
KYL A BROWN
KEITH HERRON
BRANDE HUNE

Parks Director/General Manager
Chief - Parks & Recreation
Chief - Resources & Planning
Chief - Business Operations

Riverside County Regional Park and Open-Space District

Date: December 9, 2015

City of Corona
Attention: Jason Moquin
Community Development Department
400 South Vicentia Avenue
Corona, CA 92882

RE: Skyline Heights Project Environmental Impact Report (GPA13-003, CZ13-002, Annexation 117; TTM36544)

To Mr. Jason Moquin,

Thank you for allowing the Riverside County Regional Park and Open-Space District to comment on the proposed Skyline Heights Project Environmental Impact Report (EIR). Staff has reviewed the document and has the following comment:

- The proposed project location is within the Cleveland National Forest. The Cleveland National Forest has several established hiking paths and trails located in or around the project area. The project should identify, analyze, and preserve these trails and its connections to the adjacent developed communities.

The Riverside County Regional Park and Open-Space District is available for any discussion or clarifications.

If you have any questions, please do not hesitate to contact me at (951) 955-6998 or email me at prull@rivcoparks.org.

Sincerely,

Paul Rull
Parks Planner

Comment Letter 5

Riverside County
Regional Park and Open-Space District
Paul Rull, Parks Planner
4600 Crestmore Road
Jurupa Valley, CA 92509

Response to Letter 5

Response to Comment 5-1. The Draft EIR addressed project impacts on trails within the CNF in Section 4.I, Land Use and Planning. As indicated on pages 4.I-9 and 4.I-15, the four U.S. Fish and Wildlife Service parcels within the annexation area, and the open space parcel at the south edge of the annexation area, would be maintained as permanent open space which would allow continued access to Skyline Drive which serves as trail access to and within the CNF. As indicated on page 4.I-12 and in Figures 4.I-1 and 4.I-2, the project would not alter Skyline Trail, the only designated public trail within or adjacent to the annexation area, and would not alter the access point to that trail along Foothill Parkway. Several undesignated trails traverse the project site and would be impacted by the project; however, these trails occur on private property and are not dedicated for public access by any legal instrument such as a public access easement. As such, the Draft EIR identified and addressed project impacts to designated public trails within the CNF, and the project would result in a less than significant impact to these trails.

LETTER 6

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Monday, May 02, 2016 6:25 PM
To: David Crook; Mike Byer (mbyer@richlandinvestments.com)
Subject: FW: Comments on DEIR for Skyline Heights Project by Riverside-San Bernardi no CNPS
Attachments: 2016May1_SkylineHeightsDEIRcommentsFMR2.pdf

-----Original Message-----

From: watkinshill@juno.com [mailto:watkinshill@juno.com]
Sent: Monday, May 02, 2016 5:08 PM
To: Terri Manuel
Cc: watkinshill@juno.com; kakramer1@me.com; antshrike@cox.net; Jeff.Brandt@wildlife.ca.gov; karin_cleary-rose@fws.gov; gsuba@cnps.org; IAnderson@biologicaldiversity.org; kate.cnb@verizon.net
Subject: Comments on DEIR for Skyline Heights Project by Riverside-San Bernardi no CNPS

Dear Terri,

The Riverside-San Bernardino Chapter of the California Native Plant Society hereby submits the attached comment letter on the Skyline Heights DEIR. Thank you for the opportunity to provide comments. Please send further notices to our chapter at the address at the top of the letter.

Please let us know that this email and document were received today.

Sincerely,

Kate Kramer

Fred Roberts

Newsmax

What the Bible Says About Money (Fascinating)

<http://thirdpartyoffers.juno.com/TGL3141/5727ec338261e6c32249dst04vuc>



CALIFORNIA
NATIVE PLANT SOCIETY



Riverside-San Bernardino Chapter

www.riverside-sanbernardino.cnps.org

4477 Picacho Drive, Riverside, CA 92507

DATE: May 1, 2016

TO: Terri Manuel, Planning Manager (Terri.manuel@ci.corona.ca.us)

RE: DRAFT ENVIRONMENTAL IMPACT REPORT: SKYLINE HEIGHTS PROJECT

The California Native Plant Society (CNPS) is a non-profit volunteer organization dedicated to the conservation and preservation of California's native flora (www.CNPS.org). The Riverside/San Bernardino Counties Chapter of CNPS works to increase the public awareness of the significance of native plants and to preserve the native vegetation of Riverside and southwestern San Bernardino Counties. The following comments are submitted for the **DRAFT ENVIRONMENTAL IMPACT REPORT for the SKYLINE HEIGHTS PROJECT alluded to in Public Notice for ANNEX-117-GP13-003-CZ13-002-TTM-36544-EIR.**

In our review we have focused on Appendix D, the Biological Resources Assessment and other changes in the land form that would have severe consequences to sensitive native plant populations and sensitive plant communities. Our chapter has botanists and ecologists with *many* years of education and experience in examining rare plants, vegetation communities, and the flora of the Santa Ana Mountains. One of the authors of this letter has published checklists of the vascular plants for western Riverside and Orange counties (Roberts et al 2004, Roberts 2008) and is a co-author of the highly regarded *Wildflowers of Orange County and the Santa Ana Mountains* (Allen & Roberts 2013).

In general, we have found the surveys for sensitive plants and communities, the analysis of the projects impacts to them, and the findings to be inadequate. For example, it is possible that the consultants did not know the difference between the common Whipple's yucca (*Hesperoyucca whipplei*) and the rare Chaparral nolina (*Nolina cismontana*), California Rare Plant Rank (CRPR) 1B.2) and therefore missed many hundreds of plants over at least a 10-acre portion of the project site. In addition, the document fails to recognize the presence of extensive Riversidean Alluvial Fan Scrub vegetation, also known as the *Lepidospartum squamatum* Alliance (rank S3G3). The EIR does not sufficiently map or estimate the presence of *Quecus agrifolia* or estimate the damage to its habitat contained within the

Quercus agrifolia woodland alliance and *Quercus berberidifolia* or *Quercus berberidifolia*-*Adenostoma fasciculatum* shrubland alliances. Furthermore, their surveys for rare plants were inadequate. Some of their work may have been hampered by the clearing (blading?) of two of the major areas of clay substrate within the project site. The clay areas were scraped clean between 2005 and 2006. This can be seen by looking at the sequence of aerial photos available in Google Earth from before 2005 through 2016. These areas are now recovering from the damage.

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Rare Vegetation and Plants that Occur on the Project Site:

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The botanical surveys were conducted in 2013, overall a dry year throughout California and the second year of what would become one of the states more significant droughts. The document does not appear to take the impact of the drought on the vegetation and flora of the project site under consideration. It should be plainly stated that due to the dry conditions, the list of species observed is almost certainly incomplete. The descriptions of the vegetation communities on site also appear to be either overly simplified or poor fits to the actual vegetation on site. For example, many important and frequently occurring species like toyon (*Heteromeles arbutifolia*), holly-leaved red berry (*Rhamnus ilicifolia*), holly-leaved cherry (*Prunus ilicifolia*), Ramona lilac (*Ceanothus tomentosus*), and California scrub oak (*Quercus berberidifolia*) are not mentioned while much less abundant plants like California coffee berry (*Frangula californica*) are, giving the reader a different impression of the site than the reality. One of the more significant omissions is nolina scrub, dominated by chaparral nolina. A plant community dominated by a CRPR ranked sensitive species is by default a sensitive community.

Chaparral Nolina, *Nolina cismontana*, Forest Service sensitive species and CRPR 1B.2

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species: Chaparral nolina was included as part of the taxon *Nolina parryii* prior to 1995 (Hess & Dice 1995). Hess & Dice 1995 noted that the plant is threatened by development. Its range extends from Ventura to San Diego County with the principal populations found in the northern Santa Ana Mountains. The authors of the Manual of California Vegetation, 2nd edition (MCV2, Sawyer et al. 2009) were not aware of this extensive population of *N. cismontana* in the Santa Ana Mountains and that it is often a dominant species, often referred to in neighboring Orange County as nolina scrub. Regardless of being identified in the manual or not, it is a true vegetation alliance and the abundance of chaparral nolina within it would make it difficult to accurately place this vegetation within other alliances.

Chaparral nolina appears to be co-dominant in the shrub layer in many areas with *Adenostoma fasciculatum*, *Ceanothus tomentosus* and *Salvia mellifera*, or with *Ceanothus crassifolius*, *Cercocarpus betuloides*, *Fraxinus dipetala*, *Quercus berberidifolia*, *Heteromeles arbutifolia* and other chaparral shrubs, depending on the slope aspect inside an approximately 10 acre area (see Appendix with map and photos). The extent of the population needs to be carefully surveyed because most of it is currently slated for grading.

Chaparral nolina has only recently been found to occur in Riverside County and is overall scarce. It was not included in Roberts et al. (2004) due to a lack of a known population a decade ago and was not considered for the MSHCP. However, the population within the project site is possibly the largest in Riverside County. That in combination with its CRPR 1B.2 ranking makes this a significant conservation concern.

In the appendix to this letter, we include an aerial map of locations and photos to document the extensive population of the Chaparral Nolina within the project site.

With our knowledge of the general area, we find it unlikely that the only sensitive plant within the project site is Coulter's matillija poppy (*Romneya coulteri*), as discussed in the document. We already know that chaparral nolina was missed and it is a fairly large and showy sensitive plant. It does not appear on the species list and is considered of "low potential" to occur by the preparers of the document. That alone calls in to question how many more obscure and difficult to locate sensitive species were not seen or addressed. At the very least, members have recently observed Fish's milkwort (*Polygala coronata* ssp. *fishae*), a CRPR 4.3 plant, on the site without conducting extensive surveys. Intermediate mariposa lily (*Calochortus weedii* var. *intermedius*), CRPR 1B.2 is known from habitat adjacent to the site on three sides and there is suitable habitat over much of the project area. It almost certainly occurs within the project area. We recommend that additional rare plant surveys be conducted at the appropriate time of year. We also suggest adding a table to the document that allows reviewers to see just which species are being considered and a brief discussion of the habitat requirements and reasoning for potential occurrence estimates.

Riversidean Alluvial Fan Scrub (RAFS) also known as the *Lepidospartum squamatum* shrubland alliance, S3G3: Alluvial Scrub vegetation types occur on the site within outwash fans, stream terraces, and within the sandy, cobbly, rocky wash soils of the major drainages (primarily drainage 3, page 56 of Appendix D). Alluvial scrub occurs on the well-drained substrates of alluvial fans and riverine/stream deposits and is well adapted to occasional flood and scour events (Buck-Diaz et al. 2011, Hanes et al. 1989). The approximately 6 acres of the main, unnamed drainage 3 that flows toward the basin at Mangular Ave. and W. Chase Drive supports a rare type of alluvial scrub vegetation known as Riversidean Alluvial Fan Scrub [see Western Riverside County MSHCP and vegetation mapping project (Evens & Klein 2006, Klein & Evens 2006)] and which is classified in the MCV2 within the *Lepidospartum squamatum* Alliance. The majority of this vegetation is on the project property, but a portion is on adjacent property to the south. On the site, the alliance contains *Lepidospartum squamatum* (>5% cover) in association with species such as *Eriogonum fasciculatum* var. *foliolosum*, *Acmispon glaber* var. *glaber*, *Hesperoyucca whipplei*, *Salvia mellifera*, *Malosma laurina*, *Romneya coulteri*, *Artemisia californica*, and scattered *Platanus racemosa*. This vegetation type intergrades *Quercus agrifolia* oak woodland and a variety of sage scrub and species rich chaparral alliances that occupy the adjacent slopes and upper terraces of the wash. Riversidean Alluvial Fan Scrub is underrepresented within conserved lands in western Riverside County. Additional

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Riversidean is needed to meet the goals of the plan. The document should provide a discussion for the level of conservation currently attained by the MSHCP and how loss or conservation of the Riversidean Alluvial Fan Scrub within the project area would impact the MSHCP conservation effort.

Alluvial Scrub vegetation in general is severely threatened by residential and other development, and by altered stream flows. There are many practical and conservation reasons to avoid developing over *Lepidospartum squamatum* scrub. The development would destroy the flows and disturbance regime in the upper drainage and pipe water toward the habitat at the eastern end of the site.

Recent climate change vulnerability assessments undertaken by the US Forest Service in collaboration partners (other agencies, practitioners, and academics), and facilitated by consultants from EcoAdapt, have shown that Alluvial Scrub plant communities are highly vulnerable to climate change, water diversions, and development (see the January 2016 version of the assessment at:

http://ecoadapt.org/data/documents/SoCal_VASummary_AlluvialScrub_FINAL.pdf,
http://ecoadapt.org/data/documents/EcoAdapt_SoCal_AdaptationStrategiesTable_AlluvialScrub.pdf, and
http://ecoadapt.org/data/documents/SoCal_VAASBrief_AlluvialScrub_January2016_smallres.pdf). For more information about the Southern California Climate Adaptation Project and links to documents on the various stressors that may adversely affect Alluvial Scrub vegetation, see: <http://ecoadapt.org/programs/adaptation-consultations/socal>.

The vegetation map provided by the consultants and by others were far too generalized to reveal the existence of local alluvial scrub habitats that are dependent on natural fluvial processes for their continued existence. There is no analysis of how interruption of flows and piping of flows within the major unnamed drainage are expected to affect the downstream habitat that supports rare vegetation alliances such as Riversidean Alluvial Fan Scrub/*Lepidospartum squamatum* scrub and the particular chaparral alliances that occur on alluvial terraces, all of which support stands of the rare Culter's Matillija Poppy (*Romneya coulteri*).

Clay Soils and Potential Rare Plant Habitat: The larger clay-soil areas that currently support grasslands with *Stipa pulchra*, *Stipa lepida* and associated forbs are not mapped or analyzed sufficiently as having potential to support rare plant species. These are precisely the areas that would likely support some of the rare plants missed in the most recent plant surveys (including the Intermediate mariposa lily) but which were found by other consultants in the past. The draught and slow recovery from the land scraping treatment on the clay soil areas may have resulted in few and harder to detect rare plants.

Other Issues:

Mitigating oak removals by planting *Quercus agrifolia* at a rate of 1:1 in the landscaped areas does not come close to mitigating for the loss of wildlife habitat provided by this tree. Natural oak populations are suffering from a host of diseases and this sort of destruction and ornamental planting is contrary to encouraging sustainable populations of oaks and their associated species.

9

The presentation of Project Alternatives is inadequate. The project alternatives presented are not sufficiently detailed. There needs to be a different project alternative that provides a larger buffer between the development and the National Forest and that avoids the *Nolina cismontana* area, direct and indirect impacts to Riversidean Alluvial Fan Scrub, and the major clay soil areas that are known to support rare plants and native grassland. A streamlined development alternative that avoids these habitats would also likely have more of a buffer between the National Forest lands and decrease the ignition sources from the new development compared to the alternatives provided. A different alternative that preserves drainage 3 and the clay ridge areas (see appendix) would also allow additional access to a recreational trail system up the unnamed drainage and beyond, linking to other important and well used trails.

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There are National Forest lands in the zone of influence of this project. There is not sufficient analysis of the effects of the project to National Forest lands and natural resources. For example, it is well known that ignition frequency increases in the wildland urban interface and along roads. This project inserts development far into prime chaparral and riparian habitats. Analyses of the cumulative impacts on the value of the existing habitat and watershed protection on Federal lands are wanting. Furthermore, because the surveys did not recognize the existence of an extensive population of *Nolina cismontana* over at least 10 acres, at least 0.75 acres of native grassland habitat, and over 5 acres of *Lepidospartum squamatum* scrub, which indeed do exist, the findings regarding impact to sensitive plants and plant communities are mistaken, unsupported, and will need to be reevaluated.

11

Fuel Modification: Appendix G-2 Fuel Modification. Sec 1:5, Sec 1:6 figures. The 100 feet shown BEYOND property boundaries of pads to be managed by HOA. This will eliminate even more habitat than shown in the footprint of the grading. The fuel management area should not be considered part of open space. This creates issues. The fuel modification zones should be in the footprint of the development—part of properties.

12

The natural population of *Romneya coulteri* needs to be protected from the influx of genes from cultivated selections of the plant. This is a sensitive, rare plant. Cultivars of this plant (e.g. 'White Could') should not be used in the fuel modification zone or landscaping. Plants are bee pollinated and the bees travel far. Just use plants from local seed source as recommended for outer zones but elsewhere too. The best plants to be used in fuel mod zone are the species native to this area that have low fuel, green leaves, and low ignition

potential such as *Heteromeles arbutifolia*, *Quercus berberidifolia*, *Ceanothus tomentosus*, *Hesperoyucca whipplei*, *Rhus ovata*, *Rhamnus illicifolia*, *Prunus illicifolia*, *Quercus agrifolia*, *Platanus racemosa*, *Fraxinus dipetala*, *Cercocarpus betuloides*. The low fuel, natural species from the adjacent habitat are the best to use in the dry fuel mod zone! These will look best and grow well.

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(cont.)

AVOID *Baccharis pilularis* and *Atriplex canescens*, which will invade the site and become too dense.

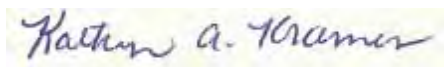
The mitigation proposed for loss of 6.17 acres of streambed. Wetlands are becoming very difficult to find. There needs to be more avoidance of these areas. A 1:1 replacement basis is also not sustainable and a 3:1 basis should be adopted.

13

Sincerely,



Fred M. Roberts, Jr.
Rare Plant Chair, Riverside/San Bernardino Chapter, CNPS



Kate Kramer
Conservation Co-chair, Riverside/San Bernardino Chapter, CNPS

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Appendix: Photos to document locations of rare plants and rare communities. There are also herbarium specimens of the rare plants at UCR Herbarium.

All photos taken on April 20-26, 2016.



The red shape on left is an approximately 10-acre area within which extensive stands of the Chaparral Nolina were found.

The red shape on the right is where there is over 6 acres of Riversidean Alluvial Fan Scrub.

The pink pin is one location of *Polygala cornuta* var. *fishiae*.

The yellow pins mark extensive areas of clay soil and where there are *Stipa pulchra* (at 2) or *Stipa lepida* (at 1) grasslands.

Nolina cismontana

Photos from project of the 10 acres of habitat from top of Clay ridge 1 and from drainage to north.

14
(cont.)



Population of Chaparral Nolina along Clay ridge 1.





South facing slope along next ridge to north of Clay ridge 1-- the "north ridge" showing Nolina.



North facing slope on next ridge to south of Clay ridge 1 also has extensive patches of Nolina scattered over the very steep slopes of the canyon.



The *Nolina* population extends all along the “north ridge” to the canyon bottom.

***Quercus agrifolia* Woodland Alliance**

Coast live oak woodland (woodland has > 10 % tree cover)

Characteristic Species

Quercus agrifolia is dominant or co-dominant in the tree canopy with *Fraxinus dipetala*. Understory with *Heteromeles arbutifolia*, *Quercus berberidifolia*, *Rhamnus illicifolia*, *Toxicodendron diversilobum* and shrubs from the RAFS.

Membership Rules

- *Quercus agrifolia* > 50% relative cover in the tree canopy; if *Umbellularia californica* trees present, then < 33% relative cover in the tree canopy (Keeler-Wolf et al. 2003a, Evens and San. 2004, Keeler-Wolf and Evens 2006).
- *Quercus agrifolia* > 60% relative cover in the tree canopy (Evens and San 2005, Klein and Evens 2005).

Habitats

Alluvial terraces, canyon bottoms, stream banks, slopes, flats. Soils are deep, sandy or loamy with high organic matter. *Quercus agrifolia* Oak Woodland and Chaparral with abundant QUAG

There is more oak woodland along the alluvial terraces than mapped by the consulting team, including the woodland in center of this photo along the drainage on the south side of Clay ridge 1 (see map at beginning of appendix). Many of the tributaries to Drainage 3 have oaks and would be impacted. The extent of damage to oaks needs to be reevaluated.



Oak Woodland. There is also Scrub oak chaparral (*Quercus berberidifolia* alliance), Scrub oak-chamise chaparral (*Quercus berberidifolia*-*Adenostoma fasciculatum* alliance) and toyon chaparral (*Heteromeles argutifolia* alliance) with scattered *Quercus agrifolia* along the north facing slopes of drainages between stands of oak woodland.

16
(cont.)



***Lepidospartum squamatum* Shrubland Alliance (> 6 acres)**
Scale broom scrub

Characteristic Species

Lepidospartum squamatum is dominant, co-dominant, **or conspicuous** in the shrub canopy with *Artemisia californica*, *Eriodictyon crassifolium*, *Eriogonum fasciculatum* var. *foliolosum*, *Hesperoyucca whipplei*, *Acmispon glaber* var. *glaber*, *Malosma laurina*, *Rhus ovata*, *Rhus trilobata* and *Toxicodendron diversilobum*. Emergent trees or tall shrubs are present at low cover, including *Cercocarpus betuloides*, *Platanus racemosa* and *Sambucus nigra*. Holland called this Riversidian alluvial fan sage scrub and alluvial fan chaparral.

Membership Rules (MCV2)

Lepidospartum squamatum > 1% cover in alluvial environments. Habitats intermittently or rarely flooded, low-gradient alluvial deposits along streams, washes and fans. The USFWS Wetland Inventory (1996 national list) recognizes *Lepidospartum squamatum* as a NI plant.



Scale broom scrub within unnamed drainage 3 within project site. Additional photos available upon request.

Ridgeline – Clay area 1, approximately 1 acre (Clay area 2 is 0.75 acres and contains *Stipa pulchra* grassland).

There is over an acre of native needlegrass grassland dominated by *Stipa lepida* on clay soils especially along ridges that were previously scraped. Associated with *Salvia mellifera*, *Ceanothus tomentosus*, *Adenostoma fasciculatum*.



***Nassella (Stipa) lepida* Provisional Herbaceous Alliance (MCV2)**

Foothill needle grass grassland

State rarity S3?, Global rarity G3?

Characteristic Species

Stipa (Nassella) lepida is dominant in the herbaceous layer

Habitats

Soils with high clay content (when rolled, soil from this location forms stiff pencil), derived from mudstone, shale, sandstone substrates.

Holland: Valley needlegrass grassland

Polygala cornuta var. *fishiae*- photo at Polygala point on map at bottom of clay ridge 1.

17
(cont.)



Species missing from Plant Table that are significant at the site

18

Native Plants Observed not on species list

Bloomeria crocea
Brickiella californica
Calistegia macrostegia
Ceanothus crassifolius
Ceanothus tomentosus
Cercocarpus betuloides
Encelia farinosa
Fraxinus dipetala
Helianthus gracilentus
Keckiella antirrhiniodes
Keckiella cordifolia
Lepidospartum squamatum
Nolina cismontana
Phacelia distans
Phacelia minor
Polygala cornuta var. *fishiae*
Pseudognaphalium californicum
Prunus illicifolia
Rhamnus illicifolia
Solanum xanti
Stipa pulchra

Comment Letter 6

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Response to Letter 6

Response to Comment 6-1. This comment provides a general introduction regarding the comments raised in this letter. Responses to the comments contained in this letter are provided below in Responses to Comments 6-2 through 6-13.

Response to Comment 6-2. This comment provides a general introduction regarding the CNPS and the comments raised in this letter. Responses to the comments contained in this letter are provided below in Responses to Comments 6-3 through 6-13.

Response to Comment 6-3. The Draft EIR addressed project impacts on sensitive native plant populations and sensitive plant communities in Section 4.C, Biological Resources, with supporting data provided in Appendix D, Biological Resources Assessment, Surveys, and Jurisdictional Delineation, while the RDEIR addressed these resources in Section 4.C, with supporting analysis and documentation provided in the Updated Biological Resources Assessment included as Appendix A. As indicated on page 4.C-23 through 4.C-28 of the Draft EIR, and of pages 4.C-43 through 4.C-46 of the RDEIR, the project would result in less than significant impacts on sensitive native plant species with implementation of the proposed project design features and prescribed mitigation measures. As indicated on Draft EIR pages 4.C-28 and 4.C-29, and on pages 4.C-50 through 4.C-55 of the RDEIR, the project would result in less than significant impacts on riparian habitat (including, plant communities in riparian and woodland habitats, upland, and unvegetated/altered habitats) with implementation of the prescribed mitigation measures. As indicated on Draft EIR pages 4.C-29 through 4.C-33, and on pages 4.C-56 through 4.C-59 of the RDEIR, the project would result in less than significant impacts to federally protected wetlands, and less than significant impacts to jurisdictional waters of the U.S. and riparian scrub and streambeds with compliance with applicable regulatory requirements and implementation of the prescribed mitigation measures. Therefore, the project would not have “severe consequences” to sensitive native plant populations and sensitive plant communities.

Response to Comment 6-4. Updated focused botanical surveys were conducted between April and August 2016, which followed adequate rainfall that provided favorable conditions for annual species that were not observed in past years. In addition to an updated botanical census, the vegetation communities on the project site were also remapped. Field biologists reported a good blooming season in the project site and documented 145 additional botanical species during surveys. The following special-status species were observed during the surveys: 20 Fish’s milkwort (*Polygala cornuta* var. *fishiae*), 261 paniculate tarplant (*Deinandra paniculata*), 455 intermediate mariposa lily, 691 Coulter’s matilija poppy, and ± 5,343 chaparral nolina. The process for determining the number of chaparral nolina on the project site is detailed in Section 4.5.2 of the Updated Biological Assessment (Appendix A of the RDEIR; Appendix D to this EIR). Remapping of habitat communities or assemblages was conducted to more fully address the entire list of species present

and the classifications categorized down to the dominant and subdominant species where applicable. Alluvial fan sage scrub (AFSS) was observed and has been included in updated figures. The Updated Biological Assessment (Appendix A of the RDEIR) identifies and analyzes the project related impacts to this community.

The location and extent of *Quercus agrifolia* woodland alliance (coast live oak woodland) and *Quercus berberidifolia* (scrub oak chaparral) or *Quercus berberidifolia* *Adenostoma fasciculatum* shrubland alliances (scrub oak – chamise chaparral) were identified and remapped in the Updated Biological Assessment (Appendix A of the RDEIR) and the Final EIR. Impacts are calculated at 7.59 acres of coast live oak woodland, 6.19 acres of scrub oak chaparral, and 11.71 acres of scrub oak-chamise chaparral (see Table 8 in the Updated Biological Resources Assessment). Tree count surveys and oak tree impacts will also be addressed at the local level with the City of Corona's General Plan Policy 10.10.5, which requires conservation of oak tree resources in the City and where appropriate within the MSHCP Riparian/Riverine mitigation and CDFW streambed mitigation on a no net loss basis. The EIR and Updated Biological Assessment report includes the following mitigation measure to reduce impacts of oak trees to a no net loss:

Mitigation Measure BIO-MM6. The project Applicant shall replace oak trees impacted by the project at a ratio consistent with the City of Corona oak tree conservancy policy (General Plan 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.

Botanical surveys conducted between April and August in 2016 included three areas of clay substrate. Additional time was spent in these areas to ensure they were adequately surveyed.

Response to Comment 6-5. Reported surveys, the results of which were included in the original Draft EIR, were conducted in drought years and it is likely that some species did not germinate or had a reduced blooming period, which would have affected the species observed and mapped. Additional focused botanical surveys were conducted in 2016 between April and August. Although rainfall continued to be lower than the average, rainfall for the 2015-2016 season was significantly higher than the 2012-2013 survey season. Field biologists reported a good blooming season in the project site and documented 145 additional plant species during surveys, thereby reducing the probability that species were overlooked during surveys.

The 2016 Protocol Botanical Survey conducted by L&L Environmental, Inc. and habitat remapping effort reevaluated the habitat communities and alliances in the project site and refined the designations to include dominant and sub-dominant species. The detailed habitat descriptions are found in Section 4.2 of the Updated Biological Assessment and in the recirculated Biological Resources section. While chaparral nolina was documented as occurring on the project site, the species was not considered to be sufficiently dominant in any location to be mapped as a separate vegetation community. Chaparral nolina was found as an associated species within the hoary-leaf ceanothus chaparral, scrub oak chaparral, and Eastwood manzanita chaparral communities.

Response to Comment 6-6. As stated above in Response to Comment 6-4, L&L Environmental, Inc.

conducted an updated focused botanical survey during the 2016 survey season, between April and August, to supplement previous work and provide current data. Included in the observed species during the updated surveys were the following sensitive species: 20 Fish's milkwort, 261 paniculate tarplant, 455 intermediate mariposa lily, 691 Coulter's matilija poppy, and $\pm$ 5,343 chaparral nolina. It is believed that the special-status plant species surveys have been adequately completed.

Table 14, Sensitive Species Probability Table, in the Updated Biological Assessment (Appendix A of the RDEIR; Appendix D to the Draft EIR) identifies all the special-status plant species considered during the focused botanical survey, their habitat description and distribution and the determination of probability to occur.

Response to Comment 6-7. On the project site, AFSS is located in and adjacent to drainage Features 3, 6, and 7. The project site supports approximately 10.25 acres of AFSS, of which, 3.35 acres are proposed for impacts under the proposed Project. The MSHCP proposes to conserve AFSS within Conservation and Criteria Areas, within which the project site is not located. AFSS is considered a Riparian/Riverine associated habitat.

The MSHCP baseline habitat map does not include AFSS habitat within the project site, although it is now documented from the site. Therefore, the Skyline Heights Project impacts to AFSS would not technically contribute to the loss of AFSS habitat inventory in the MSHCP Rough Step 7 analysis. Of the 10.25 acres of AFSS mapped by L&L Environmental, Inc., 6.9 acres will be preserved and will remain as open space that will be deed restricted from future development. In effect, 6.9 acres will be added to conserved AFSS within Rough Step 7 and will contribute additional acreage of AFSS in conservation not previously accounted in the total AFSS existing in the MSHCP Plan area. BIO-MM4 will conserve preserved habitat (including AFSS) and prevent additional impacts in the future. Project impacts to AFSS will be mitigated as Riparian/Riverine habitat.

Mitigation Measure BIO-MM4. 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.

Mitigation Measure BIO-MM7. Prior to issuance of a grading permit, the project Applicant shall provide mitigation for 10.07 acres of Riparian/Riverine impacts at a 2:1 basis, as determined through consultation with the City of Corona and wildlife agencies based on an MSHCP evaluation of functions and values analysis. The project Applicant proposes mitigation in the form of offsite mitigation with the Riverside-Corona Resource Conservation District (RCRCD) or other suitable approved organization with available credits. Currently, mitigation in banks is favored to preserve large areas of habitat where it is needed to fulfill the conservation goals of the MSHCP. In the event mitigation with the RCRCD is not finalized for any reason, the project Applicant shall provide equal or greater value mitigation in one or more of the following forms: offsite acquisition and preservation, participation in an approved mitigation bank, onsite creation, offsite creation, enhancement, or reestablishment. If offsite mitigation is incorporated, the preferred choice shall be to find mitigation within or adjacent to the Santa Ana

Watershed and in or adjacent to Corona if possible. In addition, some avoided resources shall be preserved in an open space area and deed restricted.

If onsite mitigation is proposed as an alternative, the project Applicant shall prepare a Habitat Mitigation and Monitoring Plan for review and approval by local and regulatory agencies, which shall include 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.

Areas containing AFSS in the project site have been mapped and are addressed in the Updated Biological Assessment (Appendix A of the RDEIR), which was undertaken to provide more specific vegetation mapping details. For the AFSS occurring within Mabey Canyon, there will be little to no change to the existing fluvial processes because the proposed project does not alter that drainage in any appreciable way. The project development will have the greatest impacts to Drainage Feature 3; however, much of the hydrology flows to the lower areas of Feature 3 will receive sufficient volumes during storm events to allow for maintenance of the AFSS habitat.

Response to Comment 6-8. Clay soil areas and grasslands were surveyed in the field in 2016 and evaluated for vegetation habitats characterization onsite. L&L Environmental, Inc. mapped three new areas of needlegrass grasslands, which totaled 2.33 acres. Additional time was spent in clay soils areas during the updated 2016 focused botanical surveys to ensure these areas were adequately covered for observance of sensitive botanical species. All species observed during the field surveys were included in the list of plant species observed.

Response to Comment 6-9. Coast live oak woodlands located within drainages are considered jurisdictional components and as such are included in the mitigation requirements for jurisdictional impacts. Those oaks located outside of drainages or as scattered individual oaks are mitigated in compliance with the lead agency ordinances. The project site supports 8.62 acres of coast live oak woodland in seven (7) locations and in addition to scattered individual oak trees. The proposed project will impact 7.59 acres of coast live oak woodlands (4.46 acres of riparian habitat and 3.13 acres of upland woodlands). Prior to construction, the actual number of individual oak trees proposed for impacts will be inventoried and mitigated at a ratio consistent with the City of Corona's oak tree conservation policy (General Plan 10.10.5), at no less than 2:1, preferably within native, avoided habitats where naturally occurring water sources are present. This typically includes areas where rainfall is likely to accumulate, for example along benches adjacent to drainages or at the toe of slopes. Where the number of mitigation trees exceeds the number that can reasonably be planted in and supported by available water within native habitats, the remaining trees may be planted within landscaped areas where there is an opportunity for these species to survive on irrigation water. This may occur at the toe of constructed slopes, downstream from water quality basins, etc., as close to open space as is reasonably feasible. Replacement of coast live oak trees is included as BIO-MM6 in the Updated Biological Assessment report (see Response to Comment 6-4 above).

The location of replacement oaks will be prioritized to the greatest extent possible along drainages or on the periphery of water features or basins created on the project site so as to maintain a more natural environment and encourage sustainable populations.

The Declaration of Covenants, Conditions, and Restrictions (CC&Rs) will be modified to prohibit the planting of species that might negatively impact existing and newly planted oak trees, and the final landscape plans will include a broader community of oak tree alliances to reduce the potential for broad scale species loss.

Response to Comment 6-10.

Level of Detail of Alternatives Evaluated

The Draft EIR presents and evaluates alternatives to the proposed project in Chapter 5, Alternatives. With respect to the level of detail of the alternatives addressed in the Draft EIR: (1) as required by CEQA Guidelines Section 15126(d), the descriptions of the three alternatives on pages 5-13, 5-17 and 5-24 are sufficiently detailed to provide an analysis of the alternatives; and (2) as required by CEQA Guidelines Section 15126(a), the analysis of the alternatives in Chapter 5 is sufficiently detailed to foster informed decision making and public participation; and (3) as permitted by CEQA Guidelines Section 15126(d), the discussion of the environmental effects of the alternatives may be in less detail than the discussion of the impacts of the proposed project.

Range of Alternatives Evaluated

CEQA Guidelines Section 15126.6(a) requires that an EIR describe a range of reasonable alternatives to a project which would feasibility attain most of the basic objectives of the project while avoiding or substantially lessening one or more of the significant effects of the project. Consistent with this requirement, three alternatives are evaluated in the Draft EIR, all of which include reductions in the amount of development proposed under the project. These include the No Project Alternative which is required by CEQA Guidelines Section 15126.6(e), and the Reduced Density Alternative and Phase III Only Alternative which are intended to address the significant unavoidable aesthetics and visual resources impacts of the project. An alternative site location alternative was also considered in the Draft EIR but was concluded to be infeasible and thus rejected from further consideration in accordance with CEQA Guidelines Section 15126.6(f)(1). As indicated in Sections 4.C, Biological Resources, of the Draft EIR and RDEIR, and 4.I, Land Use and Planning of the Draft EIR, the project would result in less than significant impacts to both biological resources and trails with compliance with applicable regulations, implementation of the proposed project design features, and/or implementation of the prescribed mitigation measures. Therefore, there is no basis under CEQA for requiring analysis of an additional alternative that would reduce or avoid the biological resources and trails impacts of the project.

Specific Biological Issues Raised

The project alternatives were identified by the lead agency and the biological studies considered the impacts of those alternatives in the Updated Biological Assessment (Appendix A of the RDEIR). The Updated Biological Assessment indicates that ±2,667 chaparral nolina and 6.9 acres of AFSS will be avoided. The impacted AFSS will be mitigated at a minimum ratio of 2:1 (BIO-MM7) and the loss of chaparral nolina shall be mitigated through translocation and seed collection (BIO-MM2).

Complete avoidance of Feature 3 is infeasible since it would require the complete removal of the secondary access point, which would interfere with public safety. Without contiguous access providing an efficient looped water system within the project site, risk in fire situations would be increased. In addition, constructing the project without impacting the drainage would result in effectively eliminating the lower two-thirds of the project site, which would not generate enough revenue to pay for the needed infrastructure and other improvements, making the project infeasible.

The City believes that a reasonable range of alternatives have been provided to allow an informed decision by the City's planning commission and the City Council.

Response to Comment 6-11.

Effects on National Forest Lands and Natural Resources (General)

The Draft EIR addressed the potential impacts of the project on adjacent lands (including CFS lands) and associated resources throughout the document, including but not limited to: Section 4.A, Aesthetics; Section 4.C, Biological Resources, with supporting data provided in Appendix D, Biological Resources Assessment, Surveys, and Jurisdictional Delineation; Section 4.D, Cultural Resources, with supporting data provided in Appendix E, Cultural Resources Assessments; Section 4.J, Noise, with supporting data provided in Appendix I, Noise Impact Analysis; Section 4.G, Hazards and Hazardous Materials, with supporting data provided in Appendix G, Phase I Environmental Site Assessment and Fuel Modification Report; Section 4.H, Hydrology and Water Quality, with supporting data provided in Appendix H, Preliminary Drainage Report and Water Quality Management Plan; Section 4.L, Public Services (including police and fire); Section 4.M, Transportation, with supporting data provided in Appendix K, Traffic Impact Analysis; and Section 4.O, Agriculture and Forestry Resources. Furthermore, an analysis of project consistency with applicable goals and objectives of the 2005 CNF Land Management Plan (LMP) has been added in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, in this Final EIR. The Draft EIR provides an adequate analysis of project effects on CNF lands and associated resources.

Wildland Fire Hazard

The Draft EIR addressed the wildland fire hazards associated with the project in Section 4.G, Hazards and Hazardous Materials, with supporting data provided in Appendix G, Phase I Environmental Site Assessment and Fuel Modification Report. As indicated on pages 4.G-15 and 4.G-16, while the project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ), the project would replace highly flammable vegetation with plants on the City's approved list of fire-resistant species, and would implement a fuel modification plan, which would decrease rather than increase the wildland fire potential in the area. As such, the project would result in a less than significant wildland fire hazards with: adherence to applicable requirements (including with CBC Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, and requirements related to fire access, fire flows, and number of hydrants); implementation of the proposed project design features (including the fuel modification plan); and implementation of the prescribed mitigation measures (including CFD review and approval of the site plan, fuel modification plan, and project design features, and payment of the required "Fire Facilities Fund" fees).

Effects on National Forest Lands and Resources (Biological)

The Updated Biological Assessment (Appendix A of the RDEIR) included an analysis of potential impacts to National Forest lands and resources in Sections 4.6.2, 5.1.3, 6.1.3 and 6.2.8. Urban and Wildlands interface measures are discussed in Section 9.5 of the Updated Biological Assessment (Appendix A of the RDEIR), minimize edge effects to National Forest Lands. The risk of fire caused by the occupation of the Skyline development is not expected to rise above the level currently assessed as a result of existing home sites and foot traffic along trails. Indirect impacts on the National Forest will be reduced through compliance with the National Pollutant Discharge Elimination System requirements, including Best Management Practices to maintain water quality; using project lighting that not intrude into open space areas; the use of selective fencing control entry to the National Forest; the control of invasive non-native species.

Updated focused botanical surveys and habitat mapping effort were conducted between April and August in 2016 and is documented in the Updated Biological Assessment report (Appendix A of the RDEIR) and the RDEIR. The surveys identified the presence of ± 5,343 chaparral nolina, 2.33 acres of needlegrass grassland, and 10.25 acres of AFSS on the project site. Impacts to sensitive plants and plant communities were reevaluated relative to the new results and are detailed in Section 5.1.1, 5.1.2, 6.2.1 and 6.2.3 of the Updated Biological Assessment (Appendix A of the RDEIR).

Response to Comment 6-12.

Spatial Extent of Fuel Management Area

The Draft EIR addresses the biological resources impacts of the project in Section 4.C, Biological Resources, with supporting data provided in Appendix D, Biological Resources Assessments, surveys, and Jurisdictional Delineation, while the RDEIR addressed these resources in Section 4.C, with supporting analysis and documentation provided in the Updated Biological Resources Assessment included as Appendix A. As indicated on page 4.C-19 of the Draft EIR and on page 4.C-39 of the RDEIR, the biological surveys in support of the biological resources analysis, and the analysis of project impacts on biological resources in Draft EIR Section 4.C and Appendix D and RDEIR Section 4.C and Appendix A, assume that the “Impact Area” shown in Figures 4.C-2 through 4.C-6 would be disturbed under the project. This “Impact Area” includes the proposed fuel modification zone shown in Figures 4.G-1A and 4.G-1B in Section 4.I, Land Use and Planning). Therefore, rather than the analysis assuming that the fuel modification zone is part of the surrounding open space area and would not be disturbed, the analysis assumes it would be part of the disturbed area (e.g., “Impact Area”) or development footprint, and attributes biological resources impacts to it as part of the greater project.

Selection of Plan Species for Fuel Modification Zone

The impact calculations considered by L&L Environmental, Inc. and evaluated in the EIR include the fuel management impacts plus a buffer of an additional 10 feet around the entire development to ensure maximum impacts were considered.

The Biological Resources section of the EIR was recirculated as part of the RDEIR in order to better assess the project impacts. The following mitigation measure was added in the Updated Biological Assessment (Appendix A of the RDEIR) and the EIR to address potential impacts from the project design.

Mitigation Measure BIO-MM5. The project Applicant shall add more common cultivar forms of Coulter’s matilija poppy to the list of plants to be avoided in site landscaping, including White Cloud

matilija poppy. Additional non-native plants to be avoided in any onsite mitigation or landscaping include coyote brush (*Baccharis pilularis*) and fourwing saltbush (*Atriplex canescens*). To ensure these non-native plants are not used in landscaping within the project site, the project Applicant shall include a list of plant species to avoid within the CC&Rs for the development. The project applicant shall also develop and distribute a suitable homeowner education package to residents / new owners covering the species to avoid.

The City of Corona and County of Riverside have requirements for fuel modification zones. Where possible and appropriate for the species, the locally derived plantings of the species recommended by the CNPS will be included in the fuel modification zone.

The recommendation to avoid *Baccharis pilularis* and *Atriplex canescens* is incorporated into Mitigation Measure BIO-MM5, which includes these species in the list of species to be avoided in both onsite mitigation and landscaping. See also the preceding response.

Response to Comment 6-13. In the recirculated Biological Resources section of the EIR, additional mitigation measures have been included to compensate for project impacts. The Updated Biological Assessment (Appendix A of the RDEIR) and the EIR includes the following mitigation measure to reduce impacts to streambeds to a no net loss level:

Mitigation Measure BIO-MM10. Prior to the issuance of a grading permit, to mitigate for the loss of 10.07 acres of streambed and wetlands due to project construction, project Applicant shall enter into an agreement with the California Department of Fish and Wildlife (via issuance and implementation of a Streambed Alteration Agreement, Section 1600) to replace affected streambed at not less than a 2:1 basis, 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.

The project proponent will enter into a agreement with CDFW and the Resource Conservation Authority to ensure design related impacts to streambeds and riparian/riverine habitat are reduced to the greatest extent practicable while also accomplishing the project goal(s).

The design attempted to minimize impacts to drainages, and Alternative designs are discussed in Section 8 of the Updated Biological Assessment. Impacts to both Feature 1 and 3 are required to create a secondary access point for project transportation circulation and public safety. Complete avoidance would remove efficient looped water system within the Project and risk in fire situations would be increased. To avoid impacts to the features and still maintain two access points, development would be limited to the northern third of the project site. This alternative would not generate enough revenue to pay for the needed infrastructure and other improvements. If this alternative were advanced, the project would not generate enough revenue to pay for the needed infrastructure and other improvements and it is likely that the southern two thirds of the project site would be subdivided and sold to produce revenue to offset development costs. See Response to Comment 3-3 above for more detail.

LETTER 7

January 19, 2016

Attn: Jason Moquin, Senior Planner
City of Corona
Community Development Department
400 South Vicentia Avenue
Corona, CA 92882-2187



RE: Skyline Heights Project; GPA 13-003, CZ 13-002, Annexation 117, TTM 36544

After review of the proposed mitigation measures, we found some specific concerns with the language being proposed.

I have made some substantial edits to the language in the mitigation measures. Formal edits by the Soboba Band are listed below:

• If inadvertent discoveries of cultural resources are encountered at any time during construction, these materials and their context shall be avoided until a qualified archaeologist and representatives from both The Soboba Band of Luiseno Indians and The Pechanga Band of Luiseno Indians have consulted with the City of Corona regarding appropriate avoidance and mitigation measures for newly discovered resources. Project personnel shall not collect or retain cultural resources.

Prehistoric resources include but are not limited to: chert or obsidian flakes; projectile points; mortars and pestles; dark, friable soil containing shell and bone; dietary to debris; heat – affected rock; or human burials. Historic resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits (Glass, metal, wood, or ceramics), often found in old Wells and privies. Pursuant to California Public Resources Code 21083.2(b) avoidance is the preferred method of preservation for archaeological resources.

• All sacred items, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation if feasible. All cultural materials that are collected during excavation and other earths disturbing activities on the project site with the exception of sacred items, burial goods and human remains shall reach final disposition through one or more of the following methods:

a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts.

b. A curation agreement with an appropriate qualified institution within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study and for the option of repatriation through the NAGPRA process to federally recognized Indian Tribes. The collections and associated records shall be transferred, including title, to an appropriate institution for curation within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

2
(cont.)

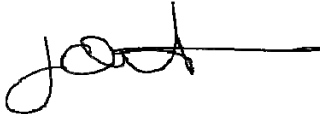
• If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.

As a follow up to these comments, The Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the City of Corona. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

3

I look forward to hearing from and meeting with you soon.

Sincerely,



Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the City of Corona. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

Comment Letter 7

Soboba Band of Luiseno Indians
Joseph Ontiveros, Director of Cultural Resources
P.O. Box 487
San Jacinto, CA 92581

Response to Letter 7

Response to Comment 7-1 through 7-3. Please see Response to Comment 8-1 (Letter 8, Soboba Band of Luiseno Indians).

LETTER 8

David Crook

From: Jason Moquin <Jason.Moquin@ci.corona.ca.us>
Sent: Thursday, January 28, 2016 5:17 PM
To: David Crook
Cc: Joseph Ontiveros (Soboba Band of Luiseno Indians); Anna Hoover (Pechanga Band of Mission Indians); 'Ebru Ozdil (eozdil@pechanga-nsn.gov)'
Subject: Cultural Resources Mitigation Skyline Heights Final EIR

David,

Please see below. These need to be incorporated in the EIR and some may be duplicative of those that are existing.

1. At least 30 days prior to beginning project construction; the Project Applicant shall contact the appropriate Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American 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 discovered on the site. As a result of the SB18 Consultation request, the appropriate tribe (s) has been determined to be the Pechanga Band of Luiseno Mission Indians and Soboba Band of Luiseno Indians.
2. Prior to beginning project construction, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
3. Prior to beginning project construction, the Project Archaeologist shall file a pre-grading report with the City (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM1, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the appropriate Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.
4. If inadvertent discoveries of cultural resources are encountered at any time during construction, these materials and their context shall be avoided until a qualified archeologist and a representative from the appropriate culturally affiliated Native American tribes or bands have consulted with the City of Corona regarding appropriate avoidance and mitigation measures for the newly discovered resources. Construction personnel shall not collect or retain cultural resources. Prehistoric resources include, but are not limited to: chert or obsidian flakes; projectile points; mortars and pestles; dark, friable soil containing shell and bone; dietary debris; heat-affected rock; or human burials. Historic resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits (glass, metal, wood, ceramics), often found in old wells and privies. Pursuant to California Public Resources Code §21083.2(b) avoidance is the preferred method of preservation for archeological resources.
5. All sacred sites, should they be encountered, shall be avoided and preserved as the preferred mitigation, if feasible.
6. All discoveries of cultural resources shall be curated at the Western Science Center, a qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, for curations purposes at the Western Science Center within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.
7. Should construction/development activities uncover paleontological resources, work will be moved to other parts of the Project site and a qualified paleontologist shall determine the significance of these resources. If the find is

determined to be significant, avoidance or other appropriate measures shall be implemented. Appropriate measures would include that a qualified paleontologist be permitted to recover and evaluate the find(s) in accordance with current standards and guidelines.

8. Consistent with State CEQA Guidelines §15064.5, subdivision (e), in the event of an accidental discovery or recognition of any human remains, the County Coroner shall be notified and construction activities at the affected work site shall be halted. If the remains are found to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours. The NAHC must immediately notify the Most Likely Descendant(s) under Public Resources Code §5097.98 and the descendants must make recommendations or preference for treatment within 48 hours of being granted access to the site. Guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains in accordance with the provisions of Health and Safety Code §7050.5 and Public Resources Code §5097.98.

1
(cont.)

Jason Moquin, Senior Planner

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Comment Letter 8

Soboba Band of Luiseno Indians
Joseph Ontiveros, Director of Cultural Resources
P.O. Box 487
San Jacinto, CA 92581

Response to Letter 8

Response to Comment 8-1. As requested by the commenter, based on input received in this and other comment letters from affected tribal groups, the existing archaeological and Native American resources mitigation on page 4.D-20 of the Draft EIR has been modified as shown in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, in this Final EIR.



This petition has collected
88 signatures
using the online tools at iPetitions.com

Printed on 2016-01-19

Call for Temporary Moratorium on New Homes in Corona

About this petition

The following petition requests the following of the City of Corona and its representatives:

1. An immediate moratorium on all future new home development for a period of no less than five (5) years following the completion of all current home, freeway, and roadway construction currently in progress. This would include any homes in the planning stages such as those represented in the Skyline Heights project.
2. During this time and until the end of the five (5) year moratorium, Corona City would conduct a study, develop and present a report to its citizens that the current and immediate future infrastructure would be present to support any further development.
3. In addition, the City of Corona should provide its citizens a well reasoned argument as to why new home development is necessary and beneficial to the current citizens within its community.

This petition is for Corona, California residents.

The goal of this petition is NOT to ban all future home development, but to provide a moment of pause while we gain a genuine understanding of our current and immediate future situation with regard to traffic flow and infrastructural support.

Signatures

1. Name: Eric Peterson on 2016-01-13 05:11:41
Comments:

2. Name: Rosario Rivera on 2016-01-13 05:26:00
Comments:

3. Name: Debi Savicky on 2016-01-13 05:30:08
Comments:

4. Name: Roseann Moore on 2016-01-13 05:30:48
Comments:

5. Name: Sandra Marsh on 2016-01-13 05:35:10
Comments:

6. Name: Lisa Farragut on 2016-01-13 05:36:08
Comments:

7. Name: sal on 2016-01-13 05:38:40
Comments:

8. Name: Randy Coots on 2016-01-13 05:53:28
Comments:

9. Name: Ron Papp on 2016-01-13 05:54:26
Comments:

10. Name: Autumn Berte on 2016-01-13 06:00:45
Comments:

11. Name: Jennifer campbell on 2016-01-13 06:02:37
Comments:

12. Name: Michael dehdashtian on 2016-01-13 06:08:22
Comments:

13. Name: Annie Duenas on 2016-01-13 06:10:03
Comments:

14. Name: Matt Olsen on 2016-01-13 06:11:11

Comments:

15.	Name: Kirsten O'Reilly on 2016-01-13 06:18:07 Comments: Infrastructure and resident safety needs to come first.	2
16.	Name: Nicole krenzin on 2016-01-13 06:30:22 Comments: I can't see how more homes can even be an option when traffic is as bad as it is. And where are all these new kids going to go to school? Please stop building on every plot of open land...what's left of the open space is one of the only things that makes it appealing.	3
17.	Name: Eloisa Serna on 2016-01-13 06:30:38 Comments: The housing development needs to slow down and I totally agree with and believe studies will help understand the impact these new homes have made.	4
18.	Name: Cynthia Cooke on 2016-01-13 06:32:37 Comments:	
19.	Name: Julie trapp on 2016-01-13 06:43:58 Comments: Please, temporarily step back and choose the best direction for the citizens of this community!!	5
20.	Name: Mari Carter on 2016-01-13 06:50:27 Comments:	
21.	Name: Nathan tayloe on 2016-01-13 06:53:34 Comments: Slow it down just a little, getting out of control.	6
22.	Name: Julie Bruckner on 2016-01-13 07:00:13 Comments:	
23.	Name: Chris Peck on 2016-01-13 07:01:13 Comments:	
24.	Name: Nate taylor on 2016-01-13 07:05:33 Comments:	
25.	Name: Mike mcclelland on 2016-01-13 07:50:21 Comments: More business less homes!!	7
26.	Name: Sangita Patel on 2016-01-13 08:42:47 Comments: We're on a stage 3 water shortage, yet more houses are being built, our high schools are overpacked with students and will be impacted more unless new schools are	8

built and of course road construction is taking place throughout the whole city-please share your plans if you already have taken these points plus more into consideration.

8
(cont.)

27. Name: Teresa Froesch on 2016-01-13 08:59:40
Comments:

28. Name: Brian Osterhout on 2016-01-13 09:17:32
Comments:

29. Name: Ricardo Martinez on 2016-01-13 13:33:42
Comments:

30. Name: Ronald R Papp on 2016-01-13 13:46:59
Comments: Let's do this.....

9

31. Name: Lindsey Wilcox on 2016-01-13 14:07:24
Comments:

32. Name: Lora Papp on 2016-01-13 14:23:15
Comments:

33. Name: Allison Snorek on 2016-01-13 14:33:09
Comments:

34. Name: Chad Williams on 2016-01-13 14:57:40
Comments:

35. Name: Kathy Heitmann on 2016-01-13 15:04:06
Comments:

36. Name: Elaine Hicks on 2016-01-13 15:23:04
Comments: Our city streets and freeways can't handle anymore traffic. Our schools and prisons are full. Our infrastructure needs attention before we can think about building more homes. There isn't enough water for the current homes located in Corona and Riverside.

10

37. Name: Elizabeth Cardenas on 2016-01-13 15:45:31
Comments:

38. Name: Kelly Bach on 2016-01-13 16:31:46
Comments:

39.	Name: Brad Roekle	on 2016-01-13 17:11:05	11
	Comments: No more homes. We have enough for now. The new freeway expansion isn't even expected to be completed until 2017 and we don't even know what kind of impact that will do to the morning/evening commute.		
40.	Name: Jan Lewis	on 2016-01-13 17:11:36	
	Comments:		
41.	Name: Christina	on 2016-01-13 17:21:05	
	Comments:		
42.	Name: Kami Leonard	on 2016-01-13 17:45:41	
	Comments:		
43.	Name: Caroline Wise	on 2016-01-13 17:51:09	
	Comments:		
44.	Name: Brittany Baker	on 2016-01-13 17:51:15	
	Comments:		
45.	Name: Bobbi Hamby	on 2016-01-13 18:02:12	
	Comments:		
46.	Name: Tara Upchurch	on 2016-01-13 18:36:36	
	Comments:		
47.	Name: Amy	on 2016-01-13 20:01:45	
	Comments:		
48.	Name: Kelly Vande Vegte	on 2016-01-13 21:47:28	
	Comments:		
49.	Name: Joyce Hanz	on 2016-01-14 00:06:52	
	Comments:		
50.	Name: mark rogers	on 2016-01-14 00:35:04	
	Comments:		
51.	Name: Melissa	on 2016-01-14 03:50:31	
	Comments:		
52.	Name: Sara Thompson	on 2016-01-14 03:51:43	

Comments:

-
53. Name: Shelley brown on 2016-01-14 05:11:54
Comments:
-
54. Name: Scott Arnold on 2016-01-14 06:29:11
Comments:
-
55. Name: Michelle Arnold on 2016-01-14 15:08:54
Comments: Enough is enough, schools over crowded not to mention traffic, crime and the already packed streets from existing construction
-
56. Name: Laura Sellman on 2016-01-14 15:19:30
Comments:
-
57. Name: Angie Rihner Labuda on 2016-01-14 16:07:35
Comments:
-
58. Name: Robert G Manzo on 2016-01-14 18:51:25
Comments:
-
59. Name: Donna on 2016-01-15 13:45:58
Comments: We need to stop building just because there is open land. We need to put the current residents first. The infrastructure, roads, schools, and water cannot support the mindless growth. . We need to stop Corona from annexing additional land just to build more homes.
We need more businesses in Corona not more homes.
-
60. Name: Michael Collins on 2016-01-15 13:54:25
Comments:
-
61. Name: Mohammed dibas on 2016-01-15 14:04:29
Comments:
-
62. Name: Mary kunkle on 2016-01-15 14:12:57
Comments:
-
63. Name: Justin massey on 2016-01-15 14:19:49
Comments:
-
64. Name: Jeaneen Cockrell on 2016-01-15 15:00:12
Comments:
-

65.	Name: Valen Hoffman	on 2016-01-15 15:22:42	Comments: No more homes!	
66.	Name: Karl Weckwerth	on 2016-01-15 16:29:28	Comments:	
67.	Name: Kim Lord	on 2016-01-15 17:03:56	Comments:	
68.	Name: Susan Friedhoff	on 2016-01-15 17:14:59	Comments:	
69.	Name: John Phalen	on 2016-01-15 17:23:58	Comments:	
70.	Name: Agnieszka Guzzetti	on 2016-01-15 17:58:40	Comments:	
71.	Name: Andrea Shallenberger	on 2016-01-15 19:17:07	Comments: No more new homes, please, until roads can be made to accommodate even more traffic. Improvements on the 91 and 15 should be finished before a true study can be conducted. Thanks!	14
72.	Name: Bill Hancock	on 2016-01-15 21:13:33	Comments:	
73.	Name: Nichole Reyes	on 2016-01-15 22:19:18	Comments:	
74.	Name: Marc J Kaplan	on 2016-01-15 23:09:38	Comments:	
75.	Name: Kari Broy	on 2016-01-16 02:05:02	Comments:	
76.	Name: Connie Mckenney	on 2016-01-16 03:21:53	Comments:	
77.	Name: Amanda Garcia	on 2016-01-16 03:48:19	Comments:	
78.	Name: JoDel Clark	on 2016-01-16 04:32:31		

Comments:

79.	Name: Christina leiblic on 2016-01-16 05:16:36 Comments:	
80.	Name: Jennifer Lara on 2016-01-16 05:53:58 Comments:	
81.	Name: Gladys Granados on 2016-01-16 06:07:58 Comments:	
82.	Name: Katrina Armstrong on 2016-01-16 06:23:13 Comments:	
83.	Name: Annie Tang on 2016-01-16 15:08:19 Comments: We understand the City of Corona wants to generate revenue, and new home development is extremely lucrative. However, as a responsible city, it is your obligation to ensure the growth of new home development is acceptable with the current infrastructure. The apartment homes have multiplied over the last 2 years, needless to say, the traffic condition has worsen significantly. If the growth and development for our infrastructure are not increasing in a ratio that is acceptable to accommodate planned housing growth, then it would be criminal to ignore our request to pause housing development.	15
84.	Name: Curtis Taylor on 2016-01-17 03:02:31 Comments:	
85.	Name: Susan Wright on 2016-01-17 03:55:44 Comments: We need more open space, not more homes.	16
86.	Name: Bridget Smith on 2016-01-17 17:36:22 Comments:	
87.	Name: Amy Welch on 2016-01-19 05:48:54 Comments:	
88.	Name: Donna Peterson on 2016-01-19 05:55:48 Comments:	

Comment Letter 9

Petition-Moratorium
iPetitions.com

Response to Letter 9

Response to Comment 9-1. The comment requesting an immediate moratorium on all future new home development, and an associated study, is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the portion of the comment requesting that the City of Corona provide its citizens a well reasoned argument as to why new home development is necessary and beneficial to the current citizens within the community, CEQA Guidelines Section 15093 requires the following:

- (a) "CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable".
- (b) "When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record."
- (c) "If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination."

The project would result in significant unavoidable aesthetics (e.g., views, scenic vistas, visual resources, and visual character) impacts as identified in Section 6.1, Significant Unavoidable Impacts, of the Draft EIR. Therefore, consistent with the above requirements, the reasons why the project is being proposed, notwithstanding its significant unavoidable impacts, are set forth on pages 6-1 and 6-2 of the Draft EIR, and include: (1) the project would achieve a considerable number of City-related project objectives; and (2) the significant unavoidable impacts of the project are based on landform alteration and would occur with any construction of the project site (see pages 6-1 and 6-2 for further discussion. In addition, if the City decides to approve the project, it will be required to prepare a statement of overriding considerations for inclusion in the record and notice of determination which explains why the City is approving the project despite the project's significant unavoidable impacts.

Response to Comment 9-2. This comment regarding infrastructure and resident safety is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the comment of the Draft EIR, no further response is warranted

Response to Comment 9-3. The Draft EIR evaluated traffic impacts in Section 4.M, Transportation, with supporting data provided in the Traffic Impact Analysis (TIA) in Appendix K, and evaluated impacts to schools in Section 4.L. As indicated on pages 4.M-24 and 4.M-44 of the Draft EIR, the project would result in less than significant construction traffic impact with implementation of the proposed Construction Management Plan and less than significant operational traffic impacts with implementation of the prescribed mitigation measures (including along the recently completed Foothill Parkway Extension and along Green River Road, etc.). As indicated on page 4.L-26 of the Draft EIR, the project would result in less than significant impacts on public services (including schools) with implementation of the prescribed mitigation measures and payment of applicable development fees (including the requisite California Government Code Section 65995 (e.g., SB 50) school mitigation fees), and would not require the construction of new schools. (See Comment 67-5 (Letter Courtney Kasey) and Comment 70-3 (Letter Courtney Kasey)).

With regard to the request to stop building “on every plot of open land”, and the statement that open space is one of the only things that makes it appealing, is noted and will be provided to the decision makers. However, as these comments do not raise a substantive issue on the content of the Draft EIR, no further response is required.

Response to Comment 9-4. The comment that housing development needs to slow down is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the comment that studies will help understand the impact these new homes will have, the Draft EIR has been prepared in accordance with CEQA and fully evaluates the potential environmental impacts associated with the project. The Draft EIR: evaluates the impacts of the project in terms 15 separate environmental issues (aesthetics, biological resources, noise, transportation, etc.), including cumulative impacts, in Chapter 4, Environmental Impact Analysis; evaluates feasible alternative to the project in Chapter 5, Alternatives; and evaluates the significant unavoidable impacts, growth-inducing impacts, potential secondary effects, and other CEQA-mandated impacts associated with the project in Chapter 6, Other Mandatory CEQA Considerations. These analyses are supported by substantial evidence in the record, including but not limited to technical studies (e.g., Biological Resources Assessment, Noise Impact Analysis, Traffic Impact Analysis, etc.) provided in the technical appendices of the Draft EIR.

Response to Comment 9-5. This comment requesting that the City step back and choose the best direction for the citizens of the community is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 9-6. This comments requesting that the City slow it down a little, and that it’s getting out of control, is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 9-7. This comment, stating more business less homes, is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 9-8. The Draft EIR evaluated impacts to water supply in Section 4.N, Utilities and

Service Systems, with supporting data provided in the Water Study included in Appendix L. As indicated on page 4.N-34 of the Draft EIR, sufficient water supplies are available to serve the project from existing and proposed entitlements and resources, and impacts regarding water supplies would be less than significant. The analysis includes consideration of whether sufficient water supplies would exist in addition to the existing and planned future demands on the City during a normal year, single-dry year, and multiple dry years, and is based, in part, on water supply data included in the adopted City of Corona 2010 Urban Water Management Plan (UWMP). Furthermore, as indicated on page 4.N-38 and 4.N-39 of the Draft EIR, the project would comply with all required City water conservation requirements. Lastly, because adequate water supplies are available to serve the project based on existing and proposed water supply entitlements and resources, approval of the project would not require further water conservation by City of Corona residents.

With regard to project impacts on schools, please see Response to Comment 9-3 above.

Response to Comment 9-9. This comment, stating “Let’s do this”, is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 9-10. With regard to the impacts of the project on traffic and schools, please see Response to Comment 9-3 above.

With regard to infrastructure, the draft EIR evaluated roadway infrastructure in Section 4.M, Transportation, with supporting data provided in the TIA in Appendix K, and evaluated utility infrastructure in Section 4.N, Utilities and Service Systems, with supporting data provided in the Water, Recycled Water and Sewer Studies in Appendix L. As indicated on page 4.M-44 and 4.N-61 of the Draft EIR, the project would result in less than significant impacts to roadway and utility infrastructure with implementation of the prescribed mitigation measures.

With regard to the water supply impacts of the project, please see Response to Comment 9-8 above.

Response to Comment 9-11. The comment stating “No more homes. We have enough for now”, is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the comment that improvements currently underway on the SR-91 and I-15 freeways should be finished before the traffic study for the project is conducted, it would not be practical or reasonable to require that the cited improvements to regional facilities such as the 91 and 15 Freeways be constructed and operational before preparing the project TIA. Furthermore, it is not necessary for the improvements to be completed to provide an adequate evaluation of future traffic conditions, as accepted industry practice for traffic forecasting utilizes computer models that can account for the presence of future improvements, including those to local freeways in the area. Thus, the project TIA assumes that improvements to the 91 Freeway, on- and off-ramps for which are among the affected facilities analyzed in the TIA’s study area, are completed prior to operation of the proposed project. This assumption is reasonable given the relative timing of the freeway improvements (which are currently under construction and nearing completion in the western portion of the City of Corona) and implementation of the project (which will necessarily follow

completion of the City's Foothill Parkway Westerly Extension Project, construction of which has recently been completed), and thus future conditions that are assumed in the analysis of project impacts in the TIA reflect reasonably foreseeable future traffic conditions in the area and no further analysis is warranted.

Response to Comment 9-12. The comment "Enough is enough" is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to traffic and schools, please see Response to Comment 9-3.

With regard to police protection (e.g., crime), the Draft EIR evaluated police protection in Section 4.L, Public Services, with supporting correspondence and background information provided in Appendix J. As indicated on pages 4.L-14 and 4.L-15 of the Draft EIR, the project would result in less than significant police protection impacts with adherence to applicable regulatory requirements (including the set aside of land within the project site for a CPD radio facility, if required), implementation of the proposed project design features, and implementation of Mitigation Measure PS-4 requiring the payment of required service and development fees to the City to fund CPD capital costs associated with acquiring land for new police facilities, constructing new police facilities, and providing for additional CPD staff.

Response to Comment 9-13. The comments stating the need to stop building just because there is open land, putting current residents first, stopping Corona from annexing additional land just to build more homes, and the need for more businesses in Corona rather than more homes are noted and will be provided to the decision makers. However, as these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the infrastructure/roads, schools, and water supply impacts of the project, please see Responses to Comments 9-10, 9-3 and 9-8, respectively, above.

Response to Comment 9-14. The comments stating no more home until roads can be made to accommodate the traffic is noted and will be provided to the decision makers. However, as these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the ability of roads to accommodate project traffic, please see Response to Comment 9-3 above.

With regard to the comment that improvements currently underway on the SR-91 and I-15 freeways should be finished before the traffic study for the project is conducted, please see Response to Comment 9-11 above.

Response to Comment 9-15. The request to pause housing development until infrastructure in the City is able to accommodate it is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted

With regard to the traffic and infrastructure impacts of the project, please see Responses to Comments 9-3 and 9-10, respectively, above.

Response to Comment 9-16. The comment stating the need for more open space, not more homes, is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

LETTER 10

David Crook

From: Jason Moquin <Jason.Moquin@ci.corona.ca.us>
Sent: Thursday, February 18, 2016 3:19 PM
To: David Crook
Subject: FW: Skyline Heights

Please see additional correspondence.

Jason Moquin, Senior Planner
"Promoting and Sustaining Quality Development"

City of Corona | Community Development Department
400 S. Vicentia Ave. | Corona, CA 92882
(951) 736-2268 office | (951) 279-3550 fax
Business Hours: Mon-Friday 8:00AM-5:00PM
www.discovercorona.com



Please consider the environment before printing this e-mail.

From: Nicole Krenzin [mailto:nicole.krenzin@gmail.com]
Sent: Thursday, February 18, 2016 12:04 PM
To: Jason Moquin
Subject: Skyline Heights

Dear Mr. Moquin,

I am writing in regards to the proposed Skyline Heights development. We have spoken before regarding this issue, but this is my formal request to be sent any and all public notices regarding the project. This email also serves as my formal objection to the project. I oppose the project for the following reasons:

-Traffic in our neighborhoods, surface streets and freeways are already beyond horrible. It takes my husband at least an hour and a half, each way, to get to his job in Irvine. Almost half of that hour and a half is simply getting TO the 91 freeway. Adding more homes (on top of the already in progress development above Green River) would only serve to congest our streets further, and we simply CANNOT handle any more cars. I do not believe that the 91 project or the foothill extension will provide any relief because of all of the new homes already being built in corona. Not to mention the 8,000+ homes that we're just approved just outside our Southern border in the City of Lake Elsinore.

-There is simply not enough infrastructure to support all of these new homes. Our streets and freeways are often times impassable, making it a pain to even do the simplest of tasks; going to work, going shopping, dropping our kids off at schools. We literally have to plan our lives around the traffic. I often have to shop online, or have my husband shop in Orange County because it is such a pain to go anywhere in this City. On the issue of schools: our schools are already crowded. There are no new schools planned. Where are all of these new families (of all the new developments) going to send their children?

-One of the reasons we moved to Corona was because of the beautiful view of the mountains, and because it had a relatively good amount of open space (compared to Orange County). With all these new homes being built, I have seen our beautiful mountains continually get chopped into for more and more homes. If this project moves forward, the tops of the beautiful mountains that I see when I look out my front window will

razed and replaced with hundreds of homes. It will literally ruin an entire portion of the city's view of the Cleveland forest.

4
(cont.)

Please focus on fixing what we've already got before adding new homes. Re-vamp the downtown. Give us places to work, and shop, and gather as a community. Quality, not quantity.

5

If the city does choose to proceed with this project, the developer should be required to incorporate a walking/hiking trail along the perimeter. One hiking trail (that is very difficult to access, because of the poor planning when they built homes literally up to the edge of the trail, providing no parking) is simply not enough in a city this large, that borders a national forest. If we cannot build a hiking trail in the forest, then the developer should include that in their plans.

6

I realize that cities have to grow. But there has to be good and proper planning, and there has to be adequate infrastructure in place. Corona hasn't done the best job with either of those things. Let's start now.

7

In closing, please consider putting a stop to the Skyline Heights project.

Thank you for your time, and consideration of the citizen's of Corona's opinions.

Respectfully,

Nicole Krenzin
2627 Falcon Circle
Corona, CA 92882
714.323.6543

Comment Letter 10

Nicole Krenzin
2627 Falcon Circle
Corona, CA 92882
Nicole.krenzin@gmail.com

Response to Letter 10

Response to Comment 10-1. This comment provides a general introduction regarding the comments raised in this letter. Responses to the comments contained in this letter are provided below in Responses to Comments 10-2 through 10-7 below.

The commenter's request to be added to the notification list is noted, and notices will be provided as appropriate. Also, the expressed opposition to the project is noted and will be provided to the decision makers. As these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 10-2. With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

With regard to whether the Foothill Parkway Extension Project and the SR 91 improvements currently underway would provide congestion relief in the City, the Foothill Parkway Extension Project was completed in late 2016 and the SR 91 improvements are anticipated to be completed in 2017. Consistent with CEQA requirements, and in order to provide a comprehensive traffic analysis, multiple timeframe scenarios are evaluated in the traffic analysis as indicated on page 4.M-14 of the Draft EIR, including existing (baseline), 2020, and 2035 conditions, both with and without the project, along with several recommended improvement scenarios. As indicated on pages 4.M-16 through 4.M-18, because the Foothill Parkway and SR 91 improvements will not come on-line until 2017, the existing scenarios were evaluated assuming that these improvements are not in place, while the 2020 and 2035 scenarios were evaluated assuming that these improvements are in place. Therefore, the traffic analysis evaluates the traffic impacts of the project both without and with the Foothill Parkway and SR 91 improvements, and as indicated on page 4.M-44, in both instances the project would result in less than significant operational traffic impacts with implementation of the prescribed mitigation measures.

With regard to the assumptions in the traffic analysis about cumulative development in the City and greater region, as indicated on page 4.M-20 of the Draft EIR, the future 2020 and 2035 analysis timeframe scenarios both include traffic generated by other development in the area. As further indicated, the Traffic Impact Analysis (TIA) was conducted using the City's travel demand model for the City of Corona Circulation Element Update. The 2035 General Plan Buildout traffic volume forecasts were obtained through utilization of the City's model, which is based on data from the Revised Travel Demand Model of the City of Corona's General Plan, with selected regional projects from the Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP) added. The 2020 traffic volume forecasts were obtained by interpolating between the Existing and 2035 traffic volumes, as well as by reducing the 2035 traffic volumes by one percent per year for 15 years. Because both the City of Corona Circulation Element Update travel

demand model and the selected regional projects from the RTP include traffic assumptions for the development currently and to occur in the City and greater region by 2020 and 2035, and because the with project analysis adds project traffic to these projected 2020 and 2035 traffic volumes, the traffic analysis incorporates the traffic associated with cumulative development.

Response to Comment 10-3. Please see Response to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin) regarding project traffic and schools impacts, and Response to Comments 9-10 (Letter 9, Petition-Moratorium, iPetitions.com, Ronald R Papp) regarding project infrastructure impacts.

Response to Comment 10-4. Please see Responses to Comments 1-4 under “Scenic Integrity” and 1-9 under “Skyline Silhouette” (both in Letter 1, United States Forest Service).

Response to Comment 10-5. The comments regarding fixing what we’ve already got before adding new homes, re-vamping downtown, giving us places to work shop and gather as a community, and quality, not quantity are noted and will be provided to the decision makers. However, as these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 10-6. Please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

Response to Comment 10-7. The comment provides a general conclusion regarding the comments raised in this letter. Responses to the comments contained in this letter are provided above in Responses to Comments 10-1 through 10-6.

With regard to the portion of the comment on the infrastructure impacts of the project, please see Response to Comment 9-10 (Letter 9, Petition-Moratorium, iPetitions.com, Elaine Hicks).

With regard to the portion of the comment requesting that the City put a stop to the project, this portion of the comment is noted and will be provided to the decision makers. However, as this portion of the comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

INSERT LETTER 11 (page 1 of 6)

INSERT LETTER 11 (page 2 of 6)

LETTER 11

Comments for the Draft EIR for Skyline Heights

2-10 Outlook needs to be connected to a public path. | 1

4.C-1 Canyon high lighted should be mitigated on site not off site mitigation. It should not be disturbed. | 2

4.C-5 all blue line streams should not be disturbed. | 3

4.-E-2 Tin Mine Fault runs through a main portion of the development, too much of a potential hazard to home built on top of it. | 4

After reading the Draft EIR, it seems that there will be significant impact caused by the grading, removing the native vegetation and disturbing the water course by where Chase and Mangular affecting the wildlife. Because of the significant visual impacts and the significant impact to the Biological resources in the Santa Anna Mountains, on sight mitigation should be done. Because of the location to the Santa Anna Mountains this development is too large and need to be made smaller. It appears this development impacts the Santa Anna Mountains too much. Too much of the development will be located in nature drainage area, these area need to be left untouched. | 5

Fire Access to the development is insignificant. | 6

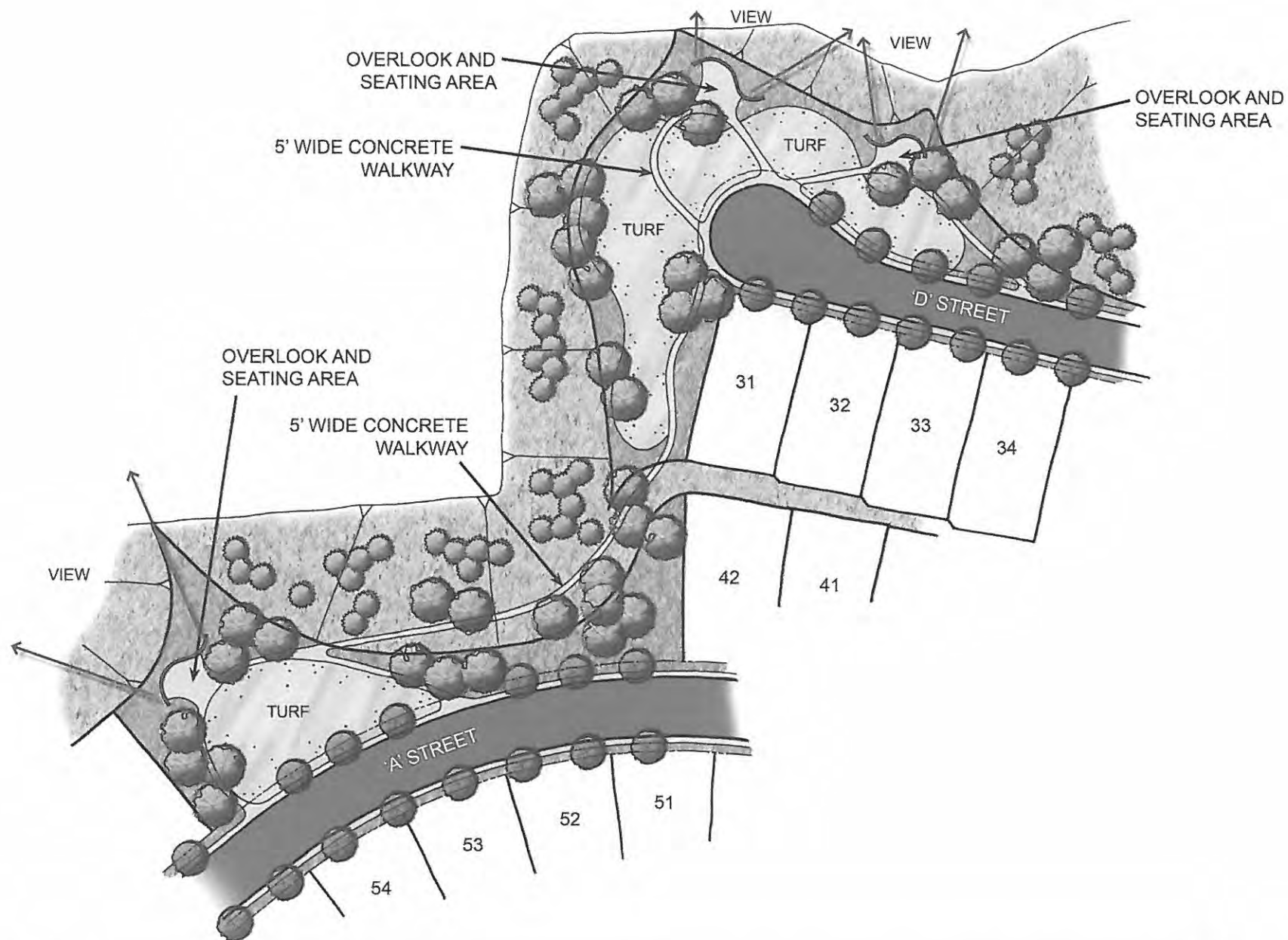
This development will increase the financial strain to the cites public works by having to maintain the storm drain system. | 7

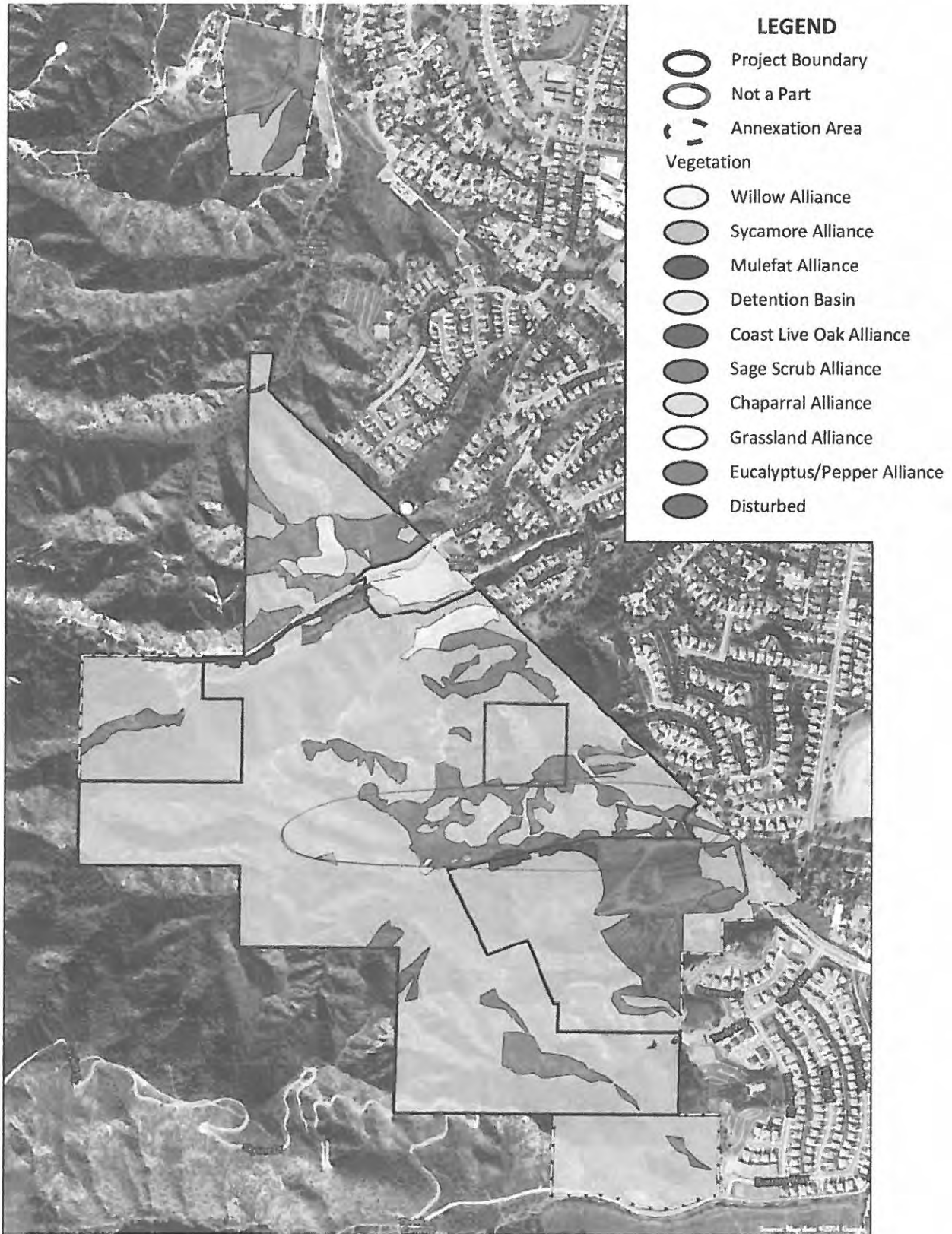
There still seems to have an impact on Skyline Drive by having homes built too close to the road. | 8

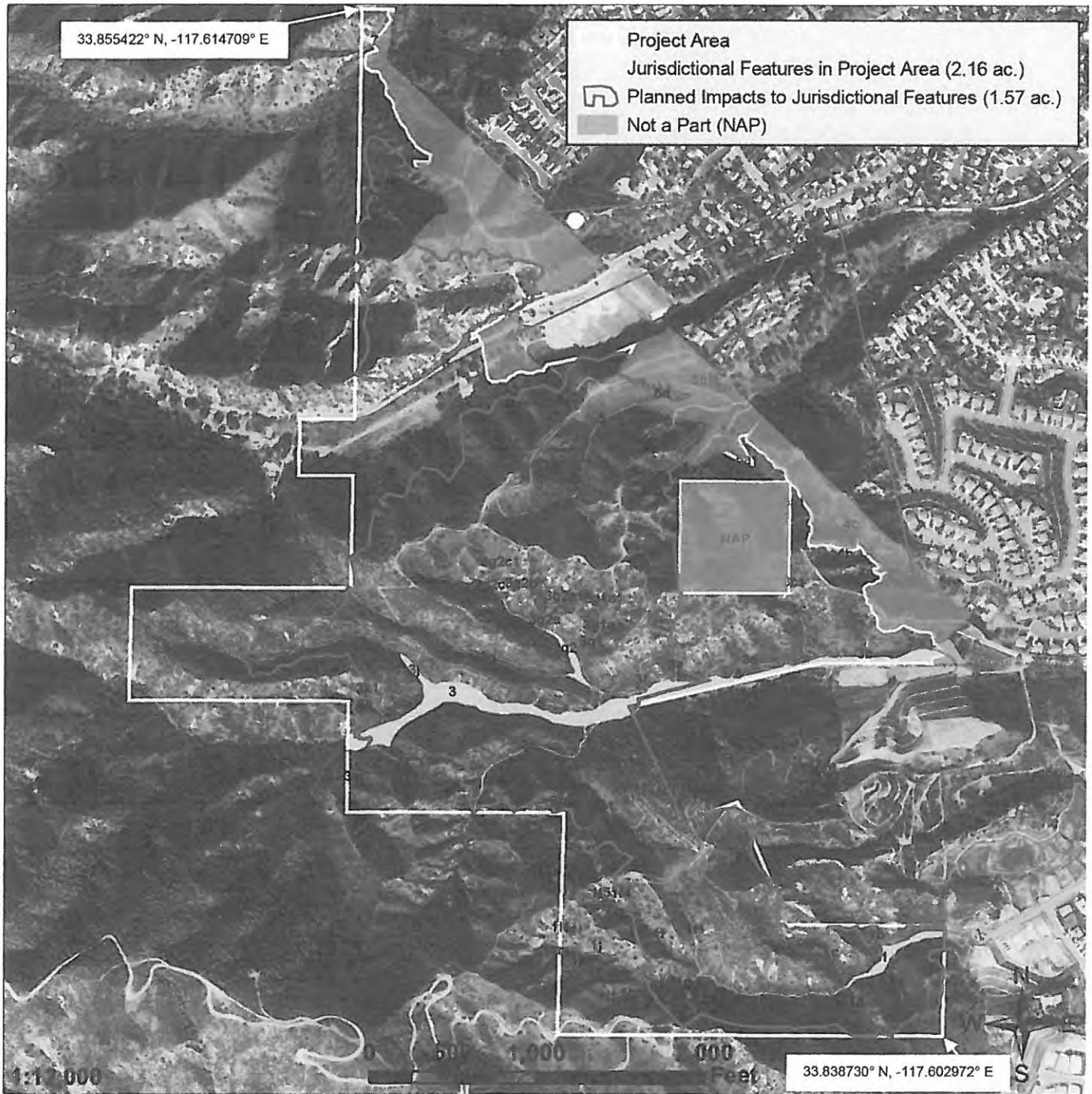
The location by Mabey Canyon will take away hiking paths and it path would be replace with one connecting to future street A and D. | 9

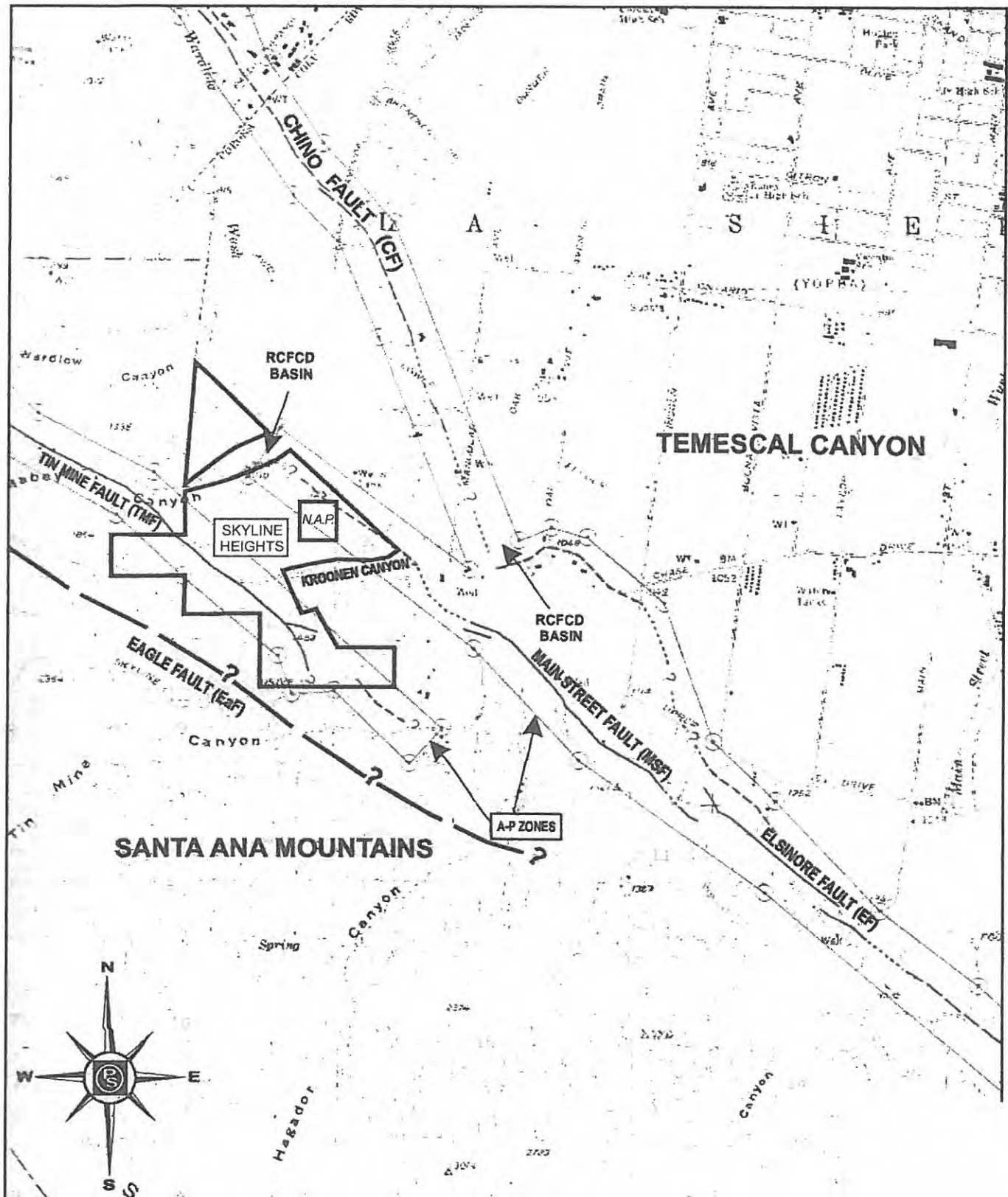
I do believe the traffic studies are incomplete do to the fact the Foot Hills extension is incomplete and the 91 tool roads are not done. | 10

Dwight Woodward

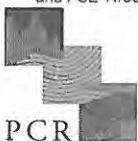








SOURCE MAP:
CORONA SOUTH
A-P ZONE QUAD
SCALE: 1"=2200'
and PSE 11/30/07

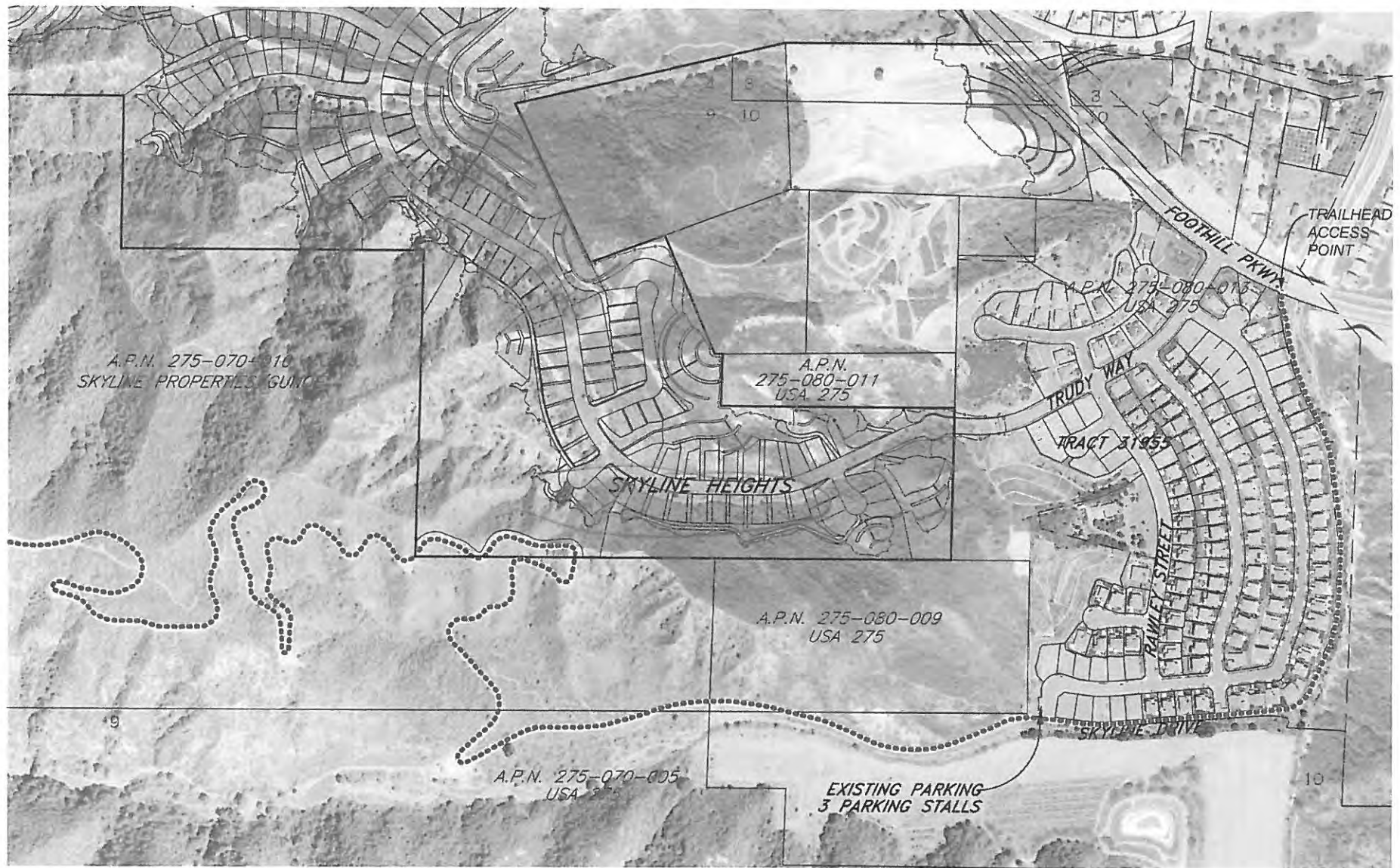


Alquist-Priolo Fault Zones in the Project Area

Skyline Heights Project
Source: Ginter & Associates, Inc., 2014.

FIGURE

4.E-2



LEGEND

— SKYLINE HEIGHTS PROJECT BOUNDARY
(RICHLAND DEVELOPERS INC.)

----- EXISTING SKYLINE TRAIL



Skyline Trail Access and Trailhead Location

Skyline Heights Project
Source: KWC Engineers, 2015.

FIGURE

4.1-2

Comment Letter 11

Dwight Woodward

Response to Letter 11

Response to Comment 11-1. Please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District). As indicated therein: (1) the project would preserve the only designated publically accessible trail (e.g., Skyline Trail) within the annexation area; (2) the project (e.g., tentative tract map) is proposed on private and not public land; (3) several undesignated trails traverse the project site and would be impacted by the project, but these trails occur on private property and are not dedicated for public access by a recorded easement; and (4) the project would result in less than significant impacts to publicly dedicated trails. For all these reasons, a public path leading from one of the Overlooks shown in Figure 2-10 to the local trail system is not warranted. Still, as indicated in Response to Comment 5-1, the applicant has agreed to work with the community to address ongoing access to and use of on-site trails in order to respond to public concerns. Therefore, there may eventually be some publically assessable trail connection between the project site and the local trail system in addition to Skyline Trail.

Response to Comment 11-2. The Draft EIR evaluated biological resources impacts, including impacts to jurisdictional and Riparian/Riverine areas of the project site, in Section 4.C, Biological Resources, with supporting data provided in the Biological Resources Assessment, Surveys, and Jurisdictional Delineation provided in Appendix D. As indicated in Figure 2-7, Tentative Tract Map 36544, in Chapter 2, Project Description, of the Draft EIR, the canyon highlighted in the comment is the canyon at the foot of Meadowcrest Circle, just north of the northern terminus of West Foothill Parkway (prior to construction of the Foothill Parkway Westerly Extension Project, which was recently completed in late 2016). As indicated in Figure 2-7, the majority of this canyon is within the proposed annexation area and the “Not A Part” area, but outside the project site (TTM 36544), and would not be disturbed.

Although it is not clear to what the “highlighted canyon” refers, Figure 4.C-1 depicts only a single prominent drainage, and that is Mabey Canyon. Mabey Canyon crosses the northern third of the site. The project has been designed to avoid almost all impacts to this drainage because of its size, habitat value and its use for wildlife movement, however, the project design does encroach on the northern edge of Mabey Canyon Wash and impact approximately 0.08 acres of the drainage.

Mitigation for jurisdictional drainage impacts will be in the form of offsite acquisition and preservation, participation in an approved mitigation bank, and/or on or offsite creation, enhancement, or reestablishment of the streambed. The location of mitigation is negotiated with the lead and regulatory agencies, which may or may not include onsite mitigation. For example, oak trees will be mitigated primarily onsite, while other biological resources could be mitigated on or offsite as a result of agency requirements and site conditions. Mitigation areas must have specific characteristics that will support the natural habitat and its long-term survival without assistance.

Response to Comment 11-3. The Draft EIR evaluated biological resources impacts, including impacts to blue line streams, in Section 4.C, Biological Resources, with supporting data provided in the Biological Resources Assessment, Surveys, and Jurisdictional Delineation provided in Appendix D, while the RDEIR

addressed these resources in Section 4.C, with supporting analysis and documentation provided in the Updated Biological Resources Assessment included as Appendix A. As indicated on RDEIR page 4.C-31 and in Figure 4.C-7, Jurisdictional Features Map, the project site supports 18.35 acres of state jurisdictional streambed, of which 2.16 acres is federal non-wetland jurisdictional area (e.g., “waters of the U.S.”). As indicated on RDEIR pages 4.C-56 through 4.C-59, the project would impact 5.38 acres of this state jurisdictional streambed, of which 1.57 acres (19,801 linear feet) is federal jurisdictional drainages as shown in Figure 4.C-10, *Impacts to Jurisdictional Features*, in Section 4.C of the RDEIR. As further indicated therein, with implementation of RDEIR Mitigation Measures BIO-MM9 and BIO-MM10, which outline regulatory requirements to obtain regulatory permits (e.g., CWA Section 404 permit, CWA Section 401 Water Quality Certification, and/or California Fish and Game Code Section 1602 Stream Alteration Agreement) project impacts to these jurisdictional features (including blue line streams) would be less than significant.

Response to Comment 11-4. The Draft EIR evaluated geology and soils impacts, including impacts from faulting, in Section 4.E, Geology and Soils, with supporting information provided in the Preliminary Geotechnical Investigation included in Appendix F. As indicated in Figure 4.E-2, the Tin Mine Fault and associated Alquist Priolo Fault Zone bisects the western portion of the project site in a northwest to southeast alignment. However, as indicated on page 4.E-6, the portion of the Tin Mine Fault that bisects the project site is assessed not to be active according to the Alquist Priolo definition based on a literature review, aerial photographic analyses, field mapping, logging of 13 excavator trenches up to 1,170 feet long and 17 excavator pits along the fault, and lack of displaced pre-Holocene deposits on top of the fault. Therefore, as indicated on page 4.E-18 of the Draft EIR, with adherence to the design and remedial grading recommendations set forth in Mitigation Measures GEO-1 through GEO-23, the Tin Mine Fault and other faults on and within the vicinity of the project site would not pose significant fault rupture, seismic, or seismically-related hazards to the project.

Response to Comment 11-5. This comment expresses concern that the project design would cause significant visual and biological resources impacts, including impacts to project site drainages, and an alternative design should be proposed. The EIR acknowledges that the project will have a significant impact to visual and biological resources, for which mitigation is proposed to reduce these impacts. The recommended mitigation measures for biological resources would reduce project impacts to a less than significant level. However, impacts to visual resources (aesthetics) are found to remain significant even after mitigation and a statement of overriding considerations is required.

In addition, the lead agency has considered alternative designs that reduce project impacts in Chapter 5, Alternatives, of the Draft EIR. The City of Corona has considered these alternatives in the project application decision.

Response to Comment 11-6. The Draft EIR evaluated impacts related to fire access in Section 4.L, Public Services, with supporting data provided in the public services correspondence and background information provided in Appendix J. As indicated on pages 4.L-13, as required by Mitigation Measure PS-1, 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: roadways designed to meet or exceed minimum fire and emergency access requirements including ingress/egress; minimum driveway and fire lane widths of 28 feet; minimum turning radii of 25 feet inside and 50 feet outside; grades not to exceed 10 percent; and adequate on-site space to park CFD apparatus. Furthermore, as indicated in Figure 2-7, Tentative Tract Map 36544, in Chapter 2, Project Description, West Foothill Parkway (a four-lane divided secondary arterial) would run

immediately along the eastern side of the project, with multiple access points (including secondary emergency access) to be provided from this parkway into the proposed development. Therefore, adequate fire access would be provided, and as indicated on pages 4.L-12 through 4.L-14, with compliance with applicable regulatory requirements (e.g., CFC, CMC/Fire Code, CFD requirements, etc.), and with implementation of the proposed project design features and prescribed mitigation, impacts to fire protection and emergency medical services (including fire access) would be less than significant.

Response to Comment 11-7. The comment that the project would increase the financial strain to the City's Public Works Department by having to maintain the storm drain system is noted and will be provided to the decision makers. However, financial impacts are not an issue to be evaluated in an EIR, as CEQA is concerned with the physical impacts of the Project on the environment, unless the economic effects of the Project translate to a physical impact on the environment (i.e., visual blight, physical deterioration of buildings, etc.). In this case, substantial evidence in the record has been provided by the commenter demonstrating that the increased financial costs to the City associated with maintaining the project's storm drain system, if any, would lead to physical blight.

Response to Comment 11-8. Please see Response to Comment 1-6 under "Access to the CNF" (Letter 1, United States Forest Service).

Response to Comment 11-9. Please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

Response to Comment 11-10. Please see Response to Comment 10-2 (Letter 10, Nicole Krenzin).

LETTER 12

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Thursday, March 24, 2016 3:43 PM
To: Joanne Coletta
Subject: FW: SKYLINE TRAIL

FYI

From: Eugene Montanez
Sent: Thursday, March 24, 2016 3:42 PM
To: Accounts Payable
Cc: Darrell Talbert
Subject: Re: SKYLINE TRAIL

Thank you for the email.

I am exploring other alternatives, but to avoid NO access to the trail, once Foothill is complete, this parking lot is necessary in the mean time.

The City does not own or control any property close by in the area, but again, I am looking at other ways to access the trail, closer.

Eugene Montanez
Council Member
City of Corona
951-734-8181 (personal office)

From: Accounts Payable <ap@signage-solutions.com>
Date: Thursday, March 24, 2016 at 10:53 AM
To: Jason Scott <Jason.Scott@ci.corona.ca.us>, Dick Haley <Dick.Haley@ci.corona.ca.us>, Randy Fox <Randy.Fox@ci.corona.ca.us>, Eugene Montanez <eugene.montanez@ci.corona.ca.us>, Karen Spiegel <Karen.Spiegel@ci.corona.ca.us>
Subject: SKYLINE TRAIL

I am writing to request that you NOT approve the parking area on Maguilar & Chase
That is approximately 1 mile away from the Skyline Trailhead. Why can't the city of Corona build a designated
Parking area off Foothill before the mass amount of houses go up. This is a trail that my kids & I
Have visited weekly for family hiking trips, now that they are teenagers they chose to spend
There weekends hiking instead of getting in trouble in the community. Please reconsider
This Parking Area and don't make it impossible for Family's to find a fun, free way to spend time together.

1

Best Regards,
DeAnna Murdock | Accounting Manager

SIGNAGESOLUTIONS

2231 S. Dupont Drive | Anaheim, CA | 92806

O: 714. 491. 0299
F: 714-491-0439
E: ap@signage-solutions.com
W: signage-solutions.com

Comment Letter 12

DeAnna Murdock
Signage Solutions
2231 S. Dupont Drive
Anaheim, CA 92806
ap@signage-solutions.com

Response to Letter 12

Response to Comment 12-1. With regard to project impacts on Skyline Trail, please see Response to Comments 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

With regard to the request that the City not approve the planned Skyline Trail-related parking area on Chase Drive between Mangular and Skyline Drive, the request is noted and will be provided to the decision makers. However, the planned parking area is being proposed by the City of Corona in response to the Foothill Parkway Extension Project to replace parking previously allowed by the City within the Foothill Parkway right-of-way, and is a project different from Skyline Heights and a separate project under CEQA (e.g., is not part of the proposed Skyline Heights Project). Therefore, no further response is required.

LETTER 13

March 18, 2016

Mayor Jason Scott
City of Corona
Office of the City Clerk
400 S Vicentia Avenue
Corona, CA 92882-3238

RECEIVED
CITY OF CORONA
CITY MANAGER'S OFFICE
2016 MAR 24 PM 12:25

Dear Mayor Scott,

We were recently made aware of the plan to build a dedicated parking area on the south side of the County Flood Control and Water Conservation Basin located on Chase Drive between Mangular and Skyline Drive. The proposed 150 car parking lot will become the Skyline Trailhead for bikers and hikers.

1

We own 8 acres across the street from this proposed parking lot. Our 8 acres consists of 3 separate properties, our residence and two other homes which are rental residences for two other families. I have attached a picture of the lots in question.

We object in the strongest possible terms to this proposal and we are writing this letter to protest the proposal of a commercial public parking lot in a quiet rural residential neighborhood. In fact, we are in awe that a proposal to put a public parking lot in a nice quiet rural residential neighborhood is even being considered.

We have had negative experience with the Skyline bikers and hikers in the past. Before the designated parking area was made on Foothill, some of these people use to park alongside our property on Chase and Skyline Drive. They would urinate on our fence and bushes, they would throw their trash all over the street, they would not pick up after their dogs, they would return to their cars at all hours of the evening and "hangout" and party at their cars before going home and they would block our driveways. We would put up signs to not park in front of our gates and they would rip them down. We have had them go over our fence and take avocados from our trees and we have had them blatantly slip through an opening in our fence and walk over 50 feet onto our property to take pomegranates from one of our trees. At night, the wash and area became a popular gathering spot for youths to hang out and party. Once the designated parking was created on Foothill and with the help of the Corona PD patrolling the area, the problem went away. We are afraid if this parking lot is built, all our past issues will become a reality again but only on a much larger scale. The wash basin and parking lot will become the new hangout spot. Where will the overflow of cars park on a

2

busy weekend? They will park up and down Chase, Mangular and Skyline Drive and cause a massive traffic and loitering issue.

The current designated parking area on Foothill is in the rear of our property. Even though these people are on the other side of the wall, they still throw bottles and trash over the wall onto our property. At night we can hear them partying at their cars and street racing their cars down the street. On any normal weekend there are over 200 cars parked alongside Foothill. That is over 400+ people that will park across the street from us and walk along our property line on any normal weekend not counting a holiday weekend.

In the past, whenever we have ever gone to the city to get approval for some sort of building on any of our properties, we have been told by the city that our lots are considered estate lots and they fall under certain criteria. But now, because of poor planning and greed of the City of Corona in respect to parking for the Skyline hikers in the Orchard Glen neighborhood, this parking problem is now going to become our problem and it is being pushed upon our residents in our area. The beginning of the Skyline trail is one mile away from this proposed parking lot. Why would you push it one mile away into a residential community just to keep it away from another residential community that knowingly built their homes at the beginning of the trail?

The impact of building this parking lot across the street from us will have an immediate impact on our life and financial situation. Not only will it cause an enormous traffic problem, safety issue, a noise issue and public nuisance, there will be a decrease in property value on all 3 of our properties. Our renters in both houses have informed us that they can see a safety issue if this parking lot is approved and they fear for the safety of their children and family in an area that was once considered safe and if the parking lot is approved, they will be moving from our houses. That is an immediate \$4100 per month loss we will take.

Please consider the effects this will have on our neighborhood. If the City Officials allow the intrusion of public parking into a residential neighborhood, it will show a stunning lack of concern and a display of apathy towards the residents in this area.


Ann F Long


Donald R Long

1460 W Chase Drive,
Corona, CA 92882



DATA
03 31701, R3 43446

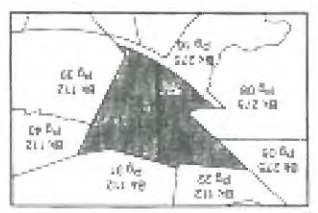
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Block	Lot	Area	Owner
03	01	0.10	03 31701, R3 43446
03	02	0.10	03 31701, R3 43446
03	03	0.10	03 31701, R3 43446
03	04	0.10	03 31701, R3 43446
03	05	0.10	03 31701, R3 43446
03	06	0.10	03 31701, R3 43446
03	07	0.10	03 31701, R3 43446
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03	09	0.10	03 31701, R3 43446
03	10	0.10	03 31701, R3 43446
03	11	0.10	03 31701, R3 43446
03	12	0.10	03 31701, R3 43446
03	13	0.10	03 31701, R3 43446
03	14	0.10	03 31701, R3 43446
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03	97	0.10	03 31701, R3 43446
03	98	0.10	03 31701, R3 43446
03	99	0.10	03 31701, R3 43446
03	100	0.10	03 31701, R3 43446



112-32

SEC. 10 3 T. 4 S. R. 7 W. CITY OF CORONA/LOT 104-117
PROPOSED 150 CAR PARKING LOT
TRA 004-000 004-117



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

Feb 18 2009

Comment Letter 13

Ann and Donald Long
1460 W. Chase Drive
Corona, CA 92882

Response to Letter 13

Response to Comment 13-1 through 13-3. Please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

LETTER 14

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Wednesday, March 30, 2016 10:01 AM
To: David Crook; Mike Byer (mbyer@richlandinvestments.com)
Subject: FW: Protect Skyline Hiking Trails!

Fyi.

From: Sylvia Viayra
Sent: Wednesday, March 30, 2016 9:46 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Protect Skyline Hiking Trails!

Message sent to the full City Council.

From: A Demeo [<mailto:alexisdemeo1020@gmail.com>]
Sent: Wednesday, March 30, 2016 9:28 AM
To: Randy Fox
Subject: Protect Skyline Hiking Trails!

Good morning,

I was writing to express my dissent and opposition to encroaching Skyline Hiking Trails with 100+ additional homes. From someone who grew up in Corona and watched the various natural grounds destroyed from further capital gains from more homes, I am disappointed to hear the City of Corona is looking to further expand, which will adversely affect parts of Skyline Hiking Trails. | 1

Corona already has a commuting issue with the vast amount of cars and traffic, and we do not need additional housing, let alone any housing that will take away the remaining natural charm of the city. I grew up hiking Skyline and it saddens me that the city is willing to forego the few outdoor opportunities residents of Corona have to explore the beautiful wilderness that surrounds this city for housing profits, especially when the gridlock traffic already indicates we do not have more infrastructure to even support further expansion without further inconveniencing Corona residents with more cars on the road. This is a prime example of capitalistic-driven policy taking away from our environment, and I could not stand to not reach out and voice my opposition to the proposal. | 2

Sincerely,

Alexis Demeo

Comment Letter 14

Alexis Demeo
Alexisdemeo1020@gmail.com

Response to Letter 14

Response to Comment 14-1. Please see Response to Comment 1-6 under “Access to the CNF” (Letter 1, United States Forest Service), and Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

Response to Comment 14-2. With regard to the comment that Corona already has a commuting issue and that we do not need additional housing, let alone any housing that will take away the remaining natural charm of the City, please see Response to Comment 9-3 (Letter 9-3, Petition-Moratorium, iPetitions.com, Nicole Krenzin) regarding traffic, and Response to Comment 1-4 under “Scenic Integrity” (Letter 1, United States Forest Service) regarding aesthetics and visual character.

With regard to the comment expressing sadness that the City is willing to forego the few outdoor opportunities residents of Corona have to explore the surrounding wilderness, please see Response to Comment 1-6 under “Access to the CNF” (Letter 1, United States Forest Service), and Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

LETTER 15

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Thursday, March 31, 2016 2:49 PM
To: David Crook; Mike Byer (mbyer@richlandinvestments.com)
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail & neighboring canyons!

Fyi

From: Sylvia Viayra
Sent: Thursday, March 31, 2016 10:23 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail & neighboring canyons!

Message sent to the full City Council

From: David Wright [<mailto:david@842group.com>]
Sent: Thursday, March 31, 2016 10:18 AM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Cc: trixieand@gmail.com; David Wright
Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail & neighboring canyons!

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is David Wright and I am a home owner and resident of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows: 1

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona. 2

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way. 3

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located 4

generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

4
(cont.)

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

5

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

6

I personally have hiked Skyline and surrounding trails hundreds of times in the past few years. I lead a hiking group that have AT LEAST two events every week, year round, exploring the Skyline trail system, including: Hagador, Tin Mine, Trudy, and Mabey canyons. Hiking here has literally changed my life on so many levels, and as a group leader I have seen the impact it has had on dozens of others as well. I have also seen usage of the trails increase steadily over the past couple of years and I would hate to see anything change that. A healthier and more active community benefits us all. I was very disappointed that only homeowners within a 500 foot radius of the Skyline Heights project were notified. At the very least there should have been public notice somewhere along the trail so the people enjoying one of the greatest benefits of living in Corona could have a voice!

7

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

8

Thank you,

David Wright
1359 Williamsburg Ln
Corona, CA 92882

Comment Letter 15

David Wright
1359 Williamsburg Ln.
Corona, CA 92882
david@42group.com

Response to Letter 15

Response to Comment 15-1. With regard to the comment that Skyline Hiking Trail should be protected, please see Response to Comment 1-6 under “Access to the CNF” (Letter 1, United States Forest Service), and Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

With regard to the comment requesting that the applications on the agenda for the April 11, 2016 Planning Commission hearing be rejected, this comment is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 15-2. The comment requesting that the application for the annexation be rejected is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 15-3. The comment requesting that the application for the General Plan Amendment be rejected is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 15-4. The comment requesting that the application for the pre-zone be rejected is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 15-5. The comment requesting that the application for the subdivision be rejected is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 15-6. With regard to project impacts to the Skyline Hiking Trail and trail access, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District), and Response to Comment 1-6 under “Access to the CNF” (Letter 1, United States Forest Service), respectively.

With regard to encroachment of development and impacts to open space, please see Response to Comments 1-4 under “Land Use and Open Space” (Letter 4, County of Riverside Transportation and Land Management Department).

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-

Moratorium, iPetitions.com, Nicole Krenzin).

Response to Comment 15-7. The comments describing the commenter's experience with the Skyline trail system is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the comment that the commenter would hate to see anything that changes the current trend towards increasing trail use, please see Response to Comment 1-6 under "Access to the CNF" (Letter 1, United States Forest Service), and Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

With regard to the impact on Skyline Trail associated with the increased use of the trail under the project, the Draft EIR evaluated impacts on trails in Section 4.I, Land Use and Planning. As indicated on page 4.I-15, while future project residents would likely utilize the existing trail facilities in the area, including the adjacent Skyline Trail, the increase in trail use associated with the project is expected to be nominal relative to existing trail usage, and thus the project would not be expected to result in measurable degradation of the trail.

With regard to the disappointment expressed that only homeowners within a 500 foot radius of the project were notified, and that there should have been public notice along the trail so that people enjoying the trail could comment on the project, this comment is noted and will be provided to the decision makers. Public noticing and consultations for the project has been and will continue to be conducted in accordance with CEQA and City of Corona requirements. This has included, but has not necessarily been limited to, the following:

- **Notice of Preparation (NOP):** Circulation of an NOP on February 4, 2013 announcing that an EIR was being prepared for the project, and soliciting comments from responsible and trustee agencies, organizations, and the public, on the required scope and content of the Draft EIR. The public review and comment period of 30 days required by CEQA was provided and in fact, this comment period was extended by five (5) days to provide additional time for public review and comment.
- **Public Scoping Meeting:** A public scoping meeting was held on March 4, 2014 to solicit comments from the public on the required scope and content of the Draft EIR. This public scoping meeting was not required by CEQA, but requested by the City to provide the public the opportunity to comment on the preparation of the Draft EIR.
- **Notice of Availability (NOA):** The NOA for the Draft EIR was circulated to the State Clearinghouse on December 4, 2015 soliciting comments from responsible and trustee agencies, organizations, and the public, on the Draft EIR, while the NOA for the RDEIR was circulated to the State Clearinghouse on November 16, 2016. The public review period of 45 days required by CEQA was provided for both the Draft EIR and RDEIR.
- **Planning and Housing Commission Hearings:** The availability of the Draft EIR was made available to the general public for another 45 days starting on March 16, 2016 through May 2, 2016, at the same time the project was being advertised for public hearing at the Planning and Housing Commission on April 11, 2016. A second Planning and Housing Commission public hearing for the Draft EIR was

done on May 9, 2016, with the City accepting additional comments on the Draft EIR until that day. The hearing on the Draft EIR was not required by CEQA, but was done by the City in order to give the public the opportunity to comment on the Draft EIR in excess of CEQA requirements.

The notice for the NOP/public scoping meeting, NOA for both the Draft EIR and RDEIR, and the Planning and Housing Commission hearings, were: (1) mailed to responsible and trustee agencies, property owners within a 500-foot radius of the annexation area, and organizations and members of the public who requested the notices/announcement; (2) published in the Sentinel Weekly News newspaper. A public hearing notice sign was also posted on Foothill Parkway in proximity to the project site.

Furthermore, as required by CEQA Guidelines Section 15088(b), the City shall provide all public agencies who submitted comments on the Draft EIR with proposed written responses to those comments at least 10 days prior to certification of the EIR. Although not required by CEQA, the City will also post the Final EIR on the City's website during this 10 day review period so that members of the public may review the Final EIR before certification. Although not required by CEQA, the public will also be afforded the opportunity to comment on the project and Final EIR during the City Council hearing on the project.

Based on the above, ample opportunity has been provided to the public to comment on the project and the associated Draft EIR, including to members of the public that did not receive the notice/announcement mailings within 500 feet of the project site. Therefore, expansion of the noticing regime is not required.

Response to Comment 15-8. This comment provides a general conclusion regarding the comments raised in this letter. Responses to the comments contained in this letter are provided above in Responses to Comments 15-1 through 15-7.

LETTER 16

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 04, 2016 10:51 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Message sent to the full City Council.

From: Dalia Terriquez [mailto:dterriqu@gmail.com]
Sent: Monday, April 04, 2016 10:32 AM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Cc: trixieand@gmail.com
Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Dalia Terriquez and I am a resident of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by

thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities. | 6 (cont.)

I personally have hiked the Skyline trail for a nature walk with my children. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected. | 7

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails. | 8

Thank you,

Dalia Terriquez

Comment Letter 16

Dalia Terriquez
dterriqu@gmail.com

Response to Letter 16

Responses to Comments 16-1 through 16-6. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

Response to Comment 16-7. Please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

Response to Comment 16-8. This comment provides a general conclusion regarding the comments raised in this letter. Responses to the comments contained in this letter are provided above in Responses to Comments 16-1 through 16-7.

LETTER 17

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Monday, April 04, 2016 9:53 AM
To: David Crook; Mike Byer (mbyer@richlandinvestments.com)
Cc: Nelson Nelson
Subject: FW: Skyline and adjoining canyons

Fyi on the response given by one of our councilmembers.

From: jeff nelson [mailto:jeff_nelson22@hotmail.com]
Sent: Monday, April 04, 2016 9:22 AM
To: Eugene Montanez
Cc: Darrell Talbert; Jason Scott
Subject: RE: Skyline and adjoining canyons

Thanks Eugene, and you are correct, I don't know all of the legalities of the development. I think many of us in this community are usually worried that more development equates to negative connotations, additional traffic etc. So mine is indeed a knee jerk reaction. I just love those hills. I'd hate to lose what we have, and or be pushed farther out. And I understand how current and future residents wouldn't want strangers walking through their back yards. So I imagine some restrictions will follow. And we'll lose that unique slice of life.

As for my family, I think my pop would have loved to have donated the grove property to become a citrus park. March and April are still wonderful up there with everything blooming. But inevitably, change does come.

Thank you again for the reply. I'll pass this on. And hopefully I'll be more involved as we move ahead.

Take care,

Jeff Nelson

From: Eugene.Montanez@ci.corona.ca.us
To: jeff_nelson22@hotmail.com
CC: Darrell.Talbert@ci.corona.ca.us; Jason.Scott@ci.corona.ca.us
Subject: Re: Skyline and adjoining canyons
Date: Mon, 4 Apr 2016 15:50:17 +0000

Thanks for the email.

There are plenty of rumors out there, but that property is and has been private property, never a part of the forest. As your family owns property set for development in Corona, would you argue ALL property not be developed?

This development does not affect the trail in any way, and the existing development was to have been a gated community, and not one person came to the planning commission or council meetings years ago to stop that. The residents could still pursue that, which would make using the trail much harder.

2
(cont.)

We are working on providing more parking for the trail, but some of the residents are opposed to that as well.

I agree the trail is great, but we need to have a complete plan in place, which is what we are attempting to accomplish.

Thanks again

Eugene Montanez
Council Member
City of Corona
951-734-8181 (personal office)

From: jeff nelson <jeff_nelson22@hotmail.com>

Date: Sunday, April 3, 2016 at 6:11 PM

To: Jason Scott <Jason.Scott@ci.corona.ca.us>, Dick Haley <Dick.Haley@ci.corona.ca.us>, Randy Fox <Randy.Fox@ci.corona.ca.us>, Eugene Montanez <eugene.montanez@ci.corona.ca.us>, Karen Spiegel <Karen.Spiegel@ci.corona.ca.us>, Aaron Hake <Aaron.Hake@ci.corona.ca.us>

Cc: "trixieand@gmail.com" <trixieand@gmail.com>

Subject: Skyline and adjoining canyons

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Jeff Nelson and I am a life long resident of Corona (with stays in NYC and Ann Arbor, MI). I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

3

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County into the City of Corona's southwest Sphere of Influence to the City of Corona.

4

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

5

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

6

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

7

As a lifelong resident of Corona, I know most of you personally. And I do find that one of the amazing aspects of this city is that we have access to these wonderful trails. Already we've seen the Skyline trailhead backed up and paved. (And I think eventually those residents will try and further limit our access and hours.) I understand that these trails may not bring in revenue, but they do promote a quality of life that is difficult to find anywhere else. The trails in question offer wonderful variety of distance and difficulty. Opposed to the Tin Mine and Hagador Canyons, these trails can be looped, instead of doing a simple up and back. If I'm not playing basketball with the mayor on Sunday mornings, we are usually hiking those trails. And mostly, aside from the physical benefits, I just don't have the words to describe the wonderful variety of emotions I feel when I'm out there. There's accomplishment, there's nature and there is still a sense of freedom. Personally, those trails - the little things in life - are a wonderful part of living here in Corona. I hope you agree.

Thank you,

Jeff Nelson

Comment Letter 17

Jeff Nelson
Nelson22@hotmail.com

Response to Letter 17

Response to Comment 17-1. This comment is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 17-2. This comment is a response from the City of Corona to Comments 17-3 through 17-8 from Jeff Nelson. With regard to the portion of the City's response stating that the project site is private property but has never been a part of the forest, this is not entirely incorrect. The project site is private property that is located wholly within the Cleveland National Forest (CNF), but not part of the forest's public land. Please see Response to Comment 1-3 under "Consistency with CNF LMP" (Letter 1, United States Forest Service) for further discussion. With regard to portion of the City's response regarding impacts on Skyline Trail, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) for further discussion. With regard to the portion of the response regarding parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock) for further discussion.

Response to Comments 17-3 through 17-7. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

Response to Comment 17-8. Please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

LETTER 18

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Monday, April 04, 2016 8:11 AM
To: Mike Byer (mbyer@richlandinvestments.com); David Crook
Subject: FW: Skyline Drive Development

Fyi

From: Sylvia Viayra
Sent: Monday, April 04, 2016 8:04 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Skyline Drive Development

Message sent to the full City Council.

From: Kyle Ericson [<mailto:kyleericson63@yahoo.com>]
Sent: Monday, April 04, 2016 7:23 AM
To: Karen Spiegel
Subject: Skyline Drive Development

Dear Ms. Spiegel,

Just this weekend I became aware of the potential development of another 292 homes along Skyline Drive Trail. I am writing to you and the other board members at this time to voice my opposition to this proposal. I currently live off of Lincoln and Foothill and utilize Skyline Drive Trail at least 5 times a week for either running or mountain biking and I would hate to see that access denied or curtailed (which I'm sure would eventually happen once these homes are built). Additionally, with the on-going expansion of Foothill Blvd. to Green River set to complete soon and **finally** alleviate some traffic and congestion in the area, this proposed development would render that a moot point almost immediately. 1

Also, unless the developer has discovered some new aquifer or well to derive water from, this development is only going to put a further strain on our already limited water resources. Personally, I have already removed all my grass and cut back severely on my water usage (I never exceed my Tier 1 allotment), but I don't want to see that allotment cut back further or my rates increased in order to divert water to this new development. 2

In conclusion, I understand that the City is always in need of further revenues to provide services to its residents (my Father worked for the City back in the 60's) and the potential development fees and future property taxes are intoxicating, but I strongly encourage you to think of the current residents of this area and the fact that once another part of the Cleveland National Forest is destroyed and developed, you can never get it back. Thank you for your time. 3

Kyle Ericson
3244 Mountain Pass Drive
Corona, CA 92882
kyleericson63@yahoo.com

Comment Letter 18

Kyle Ericson
3244 Mountain Pass Drive
Corona, CA 92882
kyleericson@yahoo.com

Response to Letter 18

Response to Comment 18-1. The comment expressing opposition to the project is noted and will be provided to the decision makers.

With regard to trail impacts/access, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

Response to Comment 18-2. Please see Response to Comment 9-8 (Letter 9, Petition-Moratorium, iPetitions.com, Sangita Patel).

As further clarification, the City's Water Master Plan has always included the Skyline property since the property is within the City's Sphere of Influence (per Figure 3.3 of 2005 Water Master Plan) and plans for water services to the potential development on the property.

In regards to water usage, the City has invested in constructing reclaimed water systems throughout the City. Most of the water that is being used for common areas and public landscape in new single family home development is recycled. The reclaimed water serves the public landscaping associated with parks, schools, and most Landscape Maintenance District lots throughout the City. The large slopes that will be created by the development will be irrigated with reclaimed water and efficient irrigation. Furthermore, the development is subject to the City's new landscape ordinance which minimizes grass and uses very little water. Fifteen years ago all the landscaping was done with potable water. With the installation of a Reclaimed Water System within the City, the water per capita usage has decreased by about 33%. In addition, the new homes will have landscaping that is very efficient, and the internal fixtures will be high efficiency shower heads and faucets which will help minimize the water usage.

Please refer to Draft EIR Section 4.N, pages 4.N-30 through 4.N-42, and the City of Corona 2010 Urban Water Management Plan dated April 2012, for details on City water source and supply strategy.

Response to Comment 18-3. The comment encouraging the City to think of the current residents, and stating that once part of the CNF is destroyed and developed, you can never get it back, is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 04, 2016 10:49 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking T

Message sent to the full City Council

-----Original Message-----

From: Rudy J Realo [mailto:rjrealo@usa.net]
Sent: Monday, April 04, 2016 10:37 AM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking T

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Rudy Realo and I am a resident of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows: 1

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona. 2

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way. 3

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way. 4

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way. 5

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands 6

of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

6
(cont.)

I personally have hiked Skyline a number of times since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails.

7

Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

8

Thank you,

Rudy J Realo

Comment Letter 19

Rudy Realo
rjrealo@usa.net

Response to Letter 19

Response to Comments 19-1 through 19-8. Please see Responses to Comments 15-1 through 15-8 (Letter 15, David Wright).

LETTER 20

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Tuesday, April 05, 2016 1:40 PM
To: David Crook; Mike Byer (mbyer@richlandinvestments.com)
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Same letter. Different person.

From: Sylvia Viayra
Sent: Tuesday, April 05, 2016 11:03 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Message sent to the full City Council

From: Georganna H [<mailto:geo3@live.com>]
Sent: Monday, April 04, 2016 8:14 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Cc: trixieand@gmail.com
Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Georganna Hemingway and I am a resident of Riverside, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

1

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

2

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

3

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

4

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

5

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

6

I personally have hiked Skyline 100+ times since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

7

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

8

Thank you,

Georganna Hemingway

Comment Letter 20

Georganna Hemingway
Geo3@live.com

Response to Letter 20

Response to Comment 20-1 through 20-8. Please see Responses to Comments 15-1 through 15-8 (Letter 15, David Wright).

LETTER 21

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Tuesday, April 05, 2016 7:21 AM
To: Mike Byer (mbyer@richlandinvestments.com); David Crook
Subject: FW: SKYLINE First Name Last Name

Fyi.

From: Eugene Montanez
Sent: Monday, April 04, 2016 4:46 PM
To: Justin Henderson
Cc: Darrell Talbert; Jason Scott
Subject: Re: SKYLINE First Name Last Name

Thank you for the email, but the project you mentioned will not affect the Skyline trail in any manner.
All access will remain.

There are many rumors out there. I would encourage you to actually investigate the truth. I have lived in Corona since 1964 and have used the trail as a Boy Scout and as an adult, and feel as strongly about access to the Forest as anyone.

The property in question has never been a part of the Forest, and has been in plans of development for well over 20 years.

Please give me a call if you would like to discuss further.

Eugene Montanez
Council Member
City of Corona
951-734-8181 (personal office)

My name is [FIRSTNAME] [LASTNAME] and I am a resident of [CITY OF RESIDENCE], California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

2
(cont.)

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

I personally have **[ADD PERSONAL ANECDOTE HERE OF YOUR EXPERIENCE ON SKYLINE]** hiked Skyline 100+ times since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

3

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

4

Thank you,

Justin Henderson

Comment Letter 21

Justin Henderson

Response to Letter 21

Response to Comment 21-1. This comment is a response from the City of Corona to Comments 21-2 through 21-4 from Justin Henderson. With regard to the portion of the comment stating that the project would not affect the Skyline trail in any manner, this is correct. Please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) for further discussion. With regard to the portion of the City's response stating that the project site is has never been a part of the forest, this is not entirely incorrect. The project site is private property that is located wholly within the Cleveland National Forest (CNF), but not part of the forest's public land. Please see Response to Comment 1-3 under "Consistency with CNF LMP" (Letter 1, United States Forest Service) for further discussion.

Response to Comments 21-2 through 21-4. Please see Responses to Comments 15-1 through 15-8 (Letter 15, David Wright).

LETTER 22

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 04, 2016 5:42 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11th Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

[Message sent to the full city council.](#)

From: Courtney Kasey [mailto:Courtney.Kasey@mecglobal.com]
Sent: Monday, April 04, 2016 3:34 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Cc: trieisand@gmail.com
Subject: April 11th Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Courtney Kasey and I am a resident of Corona. I am writing as a outraged community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of cyclists and hikers, like myself, each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities. In addition, our schools host 100 mile club events there, as well as the valuable local history to preserve.

I have spent many 4th of July's on the top of the hill to watch an array of firework displays, I take my children hiking to both Tin Mine and Hagador Canyon on a regular basis. I have been hiking these trails since I was in high school and CHS. I was so grateful to see the city recognize the value of trails to our city, with the water fountain and dog station at the trailhead. I was appalled when I recently learned of the plans to put more houses, puts an unnecessary burden on those who use these trails. We have already seen the trail head moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away! This will greatly impede our access to the Skyline trail. We NEED to conserve access to our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. I already feel that the city does so little to bring jobs that wouldn't require me to drive to OC every day. Please don't make it so bad, that now I can't even hike in my own town either! I implore you to reject the applications and support what should be our community goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

Thank you,

Courtney Kasey

Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply email. Please advise immediately if you or your employer does not consent to email for messages of this kind. Opinions, conclusions and other information in this message that do not relate to the official business of Group M Worldwide LLC and/or other members of the GroupM group of companies shall be understood as neither given nor endorsed by it. GroupM is the global media investment management arm of WPP. For more information on our business ethical standards and Corporate Responsibility policies please refer to WPP's website at <http://www.wpp.com/WPP/About/>

Comment Letter 22

Courtney Kasey
Courtney.Kasey@mecglobal.com

Response to Letter 22

Response to Comments 22-1. Please see Responses to Comments 15-1 through 15-7 (Letter 15, David Wright).

Response to Comment 22-2. With regard to project impacts on trail access, please see Response to Comment 1-6 under “Access to the CNF” (Letter 1, United States Forest Service).

With regard to the proposal to move the parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

Response to Comments 22-3. Please see Response to Comments 15-8 (Letter 15, David Wright).

With regard to the portion of the comment stating that the City does so little to bring jobs to the area, this portion of the comment is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

LETTER 23

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 04, 2016 4:00 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

[Message sent to the full City Council.](#)

From: Justin Henderson [mailto:rayvur@hotmail.com]
Sent: Monday, April 04, 2016 11:32 AM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Cc: trixieand@gmail.com
Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is [FIRSTNAME] [LASTNAME] and I am a resident of [CITY OF RESIDENCE], California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the

encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

1
(cont.)

I personally have [ADD PERSONAL ANECDOTE HERE OF YOUR EXPERIENCE ON SKYLINE] hiked Skyline 100+ times since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

2

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

3

Thank you,

Justin Henderson

Comment Letter 23

Justin Henderson
rayvur@hotmail.com

Response to Letter 23

Response to Comments 23-1 through 23-3. Please see Responses to Comments 15-1 through 15-8 (Letter 15, David Wright).

With regard to the proposal to move the parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

LETTER 24

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Wednesday, April 06, 2016 4:40 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

[Message sent to the full City Council.](#)

From: Branton Lachman [mailto:blachman2001@yahoo.com]
Sent: Wednesday, April 06, 2016 9:45 AM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Cc: trixieand@gmail.com
Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Branton Lachman and I am a resident of Corona, California since 1956. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

I personally have hiked Skyline two to three times a week individually and as as part of a hiking group that meets to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. I have also been hiking these trails since I was a 10 year-old cub scout. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

I have also mountain biked both the fire road and the trails. During all these activities I have observed numerous couples, families, children, running teams, biking teams, etc. enjoy the open space and natural environment provided by Skyline Hiking Trail. Not every open space needs to be developed! We can strive instead for providing world class amenities even in Corona.

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. Past City Councils (particularly in the 60s through 90s) have not provided for quality of life in Corona, instead settling for low mitigation fees, warehouse sales taxes, etc. I am happy that our recent and current Councils have made significant efforts to improve quality of life in Corona such that we can become more than a commuter/bedroom community.

On behalf of the many residents who enjoy this unique natural resource available to Corona, I implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

Thank you,

Branton Lachman

Comment Letter 24

Branton Lachman
Blachman2001@yahoo.com

Response to Letter 24

Response to Comments 24-1 through 24-3. Please see Responses to Comments 15-1 through 15-8 (Letter 15, David Wright).

With regard to the proposal to move the parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

LETTER 25

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Wednesday, April 06, 2016 4:29 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Message sent to the full city council.

-----Original Message-----

From: Stephanie [mailto:lomanivirgo88@yahoo.com]
Sent: Wednesday, April 06, 2016 11:40 AM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Cc: trixieand@gmail.com
Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Stephanie Lomani and I am a resident of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands

of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

1
(cont.)

I personally have and still hike Skyline 100+ times with my family friends and have met new group and have been hiking with them since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

2

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

3

Thank you,

Stephanie Lomani

Sent from my iPhone

Comment Letter 25

Stephanie Lomani
Lomanivirgo88@yahoo.com

Response to Letter 25

Response to Comments 25-1 through 25-3. Please see Responses to Comments 15-1 through 15-8 (Letter 15, David Wright).

With regard to the proposal to move the parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

LETTER 26

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Wednesday, April 06, 2016 4:09 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

FYI

From: Branton Lachman [mailto:blachman2001@yahoo.com]
Sent: Wednesday, April 06, 2016 2:05 PM
To: Eugene Montanez
Subject: Re: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Hi Eugene.

Thanks for responding. Here are my (our) concerns:

Yes, Skyline Drive will still be accessible, but that is not the same as the Skyline trail system. The existing trails are all over the canyons planned for development and will be eliminated by the development.

Even if only considering the fire road and not the single track trails, the upcoming changes for parking will pose problems for many if the parking moves another 1/4 mile away from the current Foothill trail head (which is already 0.5 mile from the fire road) all the way down to Chase Drive. And that move, of course, assumes the lot does not get blocked by local residents who do not want a parking lot in that area. And even if built in the current proposed location this will mean residents will have to walk almost a full mile on paved road with houses all around just to get to the fire road.

There must be a better way that can preserve existing trails or at least locate the parking lot closer to the actual fire road. Perhaps the city could work with the county on this and even consider putting the new lot at the county gates leading into Tin Mine Canyon.

Thanks again for listening and responding and I hope you will continue to search for a more workable solution.

Take care,

Branton

On Wednesday, April 6, 2016 10:19 AM, Eugene Montanez <Eugene.Montanez@ci.corona.ca.us> wrote:

Thank you for the email, but the project you mentioned will not affect the Skyline trail in any manner. All access will remain.

There are many rumors out there. I would encourage you to actually

investigate the truth. I have lived in Corona since 1964 (not as long as you:) and have used the trail as a Boy Scout and as an adult, and feel as strongly about access to the Forest as anyone.

2
(cont.)

The property in question has never been a part of the Forest, and has been in plans of development for well over 20 years.

Please give me a call if you would like to discuss further.

Eugene Montanez
Council Member
City of Corona
951-734-8181 (personal office)

From: Branton Lachman <blachman2001@yahoo.com>

Reply-To: Branton Lachman <blachman2001@yahoo.com>

Date: Wednesday, April 6, 2016 at 9:44 AM

To: Jason Scott <Jason.Scott@ci.corona.ca.us>, Dick Haley <Dick.Haley@ci.corona.ca.us>, Randy Fox <Randy.Fox@ci.corona.ca.us>, Eugene Montanez <eugene.montanez@ci.corona.ca.us>, Karen Spiegel <Karen.Spiegel@ci.corona.ca.us>, Aaron Hake <Aaron.Hake@ci.corona.ca.us>, Nelson Nelson <Nelson.Nelson@ci.corona.ca.us>

Cc: "trixieand@gmail.com" <trixieand@gmail.com>

Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

3

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Branton Lachman and I am a resident of Corona, California since 1956. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and

270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

3
(cont.)

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

I personally have hiked Skyline two to three times a week individually and as as part of a hiking group that meets to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. I have also been hiking these trails since I was a 10 year-old cub scout. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will affected.

4

I have also mountain biked both the fire road and the trails. During all these activities I have observed numerous couples, families, children, running teams, biking teams, etc. enjoy the open space and natural environment provided by Skyline Hiking Trail. Not every open space needs to be developed! We can strive instead for providing world class amenities even in Corona.

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. Past City Councils (particularly in the 60s through 90s) have not provided for quality of life in Corona, instead settling for low mitigation fees, warehouse sales taxes, etc. I am happy that our recent and current Councils have made significant efforts to improve quality of life in Corona such that we can become more than a commuter/bedroom community.

5

On behalf of the many residents who enjoy this unique natural resource available to Corona, I implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

Thank you,

Branton Lachman

Comment Letter 26

Branton Lachman
Blackman2001@yahoo.com

Response to Letter 26

Response to Comment 26-1. With regard to the “Skyline trail system”, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

With regard to the proposal to move the parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

Response to Comment 26-2. This comment is a response from the City of Corona to Comments 26-3 through 26-5 from Branton Lachman. With regard to the portion of the comment stating that the project would not affect the Skyline trail in any manner, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) for further discussion. With regard to the portion of the City’s response stating that the project site is has never been a part of the forest, this is not entirely incorrect. The project site is private property that is located wholly within the Cleveland National Forest (CNF), but not part of the forest’s public land. Please see Response to Comment 1-3 under “Consistency with CNF LMP” (Letter 1, United States Forest Service) for further discussion.

Response to Comments 26-3 through 26-5. Please see Responses to Comments 15-1 through 15-8 (Letter 15, David Wright).

With regard to the proposal to move the parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

LETTER 27

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Tuesday, April 05, 2016 5:08 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

FYI

From: Patricia Realo [mailto:pjrealo@gmail.com]
Sent: Tuesday, April 05, 2016 5:01 PM
To: Jason Scott
Cc: trixieand@gmail.com; David Wright
Subject: Re: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Dear Mayor Scott:

Thank you for the reply. I realize that the trail will not be closed. But I am concerned about barriers to access (developed parking, distance to the trail, access to Mabey, Trudy, Wardlow canyons which are part of the Skyline trails system). Once Orchard Glen construction was finished near the old Skyline trailhead, hikers were shut out of that neighborhood and had to walk an additional 1/2 mile to the trailhead. Adding an additional 1/2 mile to Chase is creating a barrier to access. These are separate but related issues. | 1

I would appreciate if you can share where I can find information on the parking proposal that you describe. Are there issues with creating developed parking near the wash basin? What happens if the residents in the Chase parking area oppose the parking proposal? | 2

Also, it appears that the City would annex a portion of the Skyline trail fire road (as shown in the graphic at the bottom of the public hearing notice). What are the plans for that fire road once annexed? Can the City create developed parking along the fire road? | 3

I also have enjoyed seeing some of the developments in Corona but not as they encroach on the foothills. In addition to access and parking near the forest, I have concerns that the Skyline Heights development, as well as the Arantine Hills development, will add to the existing congestion on surface streets, traffic nightmares on the 91 and 15 freeways, and the burden on our water supply. Changing the private land from Rural Residential to Low Density is under consideration and I hope you will support the rejection of this application. | 4

Thank you for addressing my concerns above.

Best, Patricia

Sent from my iPhone

On Apr 5, 2016, at 4:13 PM, Jason Scott <Jason.Scott@ci.corona.ca.us> wrote:

Hello Trixie,

| 5

I thank you for your email. The Council is aware of the popularity of the Skyline Trail; a popularity that has jumped significantly in just the last few years. The project you mention does not affect the Skyline Trail or the entrance to the trail. It is understood that development is sometimes difficult while at other time sought. The expansion of our City by private land owners is their legal right so long as they adhere to all legal requirements. City staff, Planning Commission, nor City Council cannot legal deny a private property owners desire to build and develop their land. The City would be open to a civil suit for violation of the property owner's rights.

5
(cont.)

I have seen the City grown since I came in 1968. I'm sure you've heard this story before, but there was no South Corona, Sierra Del Oro, Eagle Glen, or Dos Lagos. The hills around McKinley were hills with one having the old Corona Race Track – not to be confused with the Corona Road Races around Grand Blvd in 1913, 1914 and 1916. McKinley Avenue had fields of and a fruit stand; no Costco or Home Depot and the rest. Times have changed as things do change. Some have been difficult and some have been sought.

6

The City is working on a parking area and a new trail head to Skyline Trail that will replace parking on Foothill Parkway once the extension of Foothill is completed in 2017. This effort is being made to provide a good parking location for those wishing to hike. I am also providing some links to trails that may be helpful to you since you have an interest.

7

<http://www.rivcoparks.org/trails/trails-homepage/>

http://www.rivcoparks.org/wp-content/custom_images/trails/Trails.pdf

Again, the project will not close the access to the Skyline Trail. I do thank you for your email.

Sincerely,

Jason Scott
Corona City Council

DiscoverCorona.com
InnerCircleCorona.com



From: trixie anderson [pjrealo@gmail.com]

Sent: Thursday, March 31, 2016 4:02 PM

To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson

Cc: trixieand@gmail.com

Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Patricia Anderson and I am a resident of Corona, California and have lived here since 2002. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

8
(cont.)

I personally have hiked Skyline 100+ times since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1/2 to 1 mile away, greatly impeding our access to the Skyline trail.

9

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

10

Thank you,

Patricia Anderson

Comment Letter 27

Patricia (Realo) Anderson
pjrealo@gmail.com

Response to Letter 27

Response to Comment 27-1. With regard to impacts/access to the “Skyline trail system”, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

With regard to the proposal to move the parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

Response to Comment 27-2. Please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

Response to Comment 27-3. The project would result in the annexation of a portion of the existing Skyline Trail, referred to be the commenter as the “Skyline trail fire road”, but implementation of the proposed residential development would not result in any physical changes to the fire road or potential emergency vehicle access thereto. The Skyline Trail would continue to operate as a public hiking trail and, when necessary, potentially a fire access road once the proposed project is implemented. The provision of public trail parking along the Skyline Trail in the vicinity of the project site is not associated with the project and is not germane to the analyses presented in the Draft EIR. Thus, no further response in this regard is warranted.

Response to Comment 27-4. With regard to the traffic impacts of the project, please see Response to comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin). As clarification, as indicated on page 4.M-34 of the Draft EIR, it is anticipated that the project would not be developed until the Foothill Parkway Extension Project has been completed. As of late 2016, the Foothill Parkway Extension has been completed and is operational.

With regard to water supply, please see Responses to Comments 9-8 (Letter 9, Petition-Moratorium, iPetitions.com, Sangita Patel) and 18-2 (Letter 18, Kyle Ericson).

Responses to Comments 27-5 and 27-7. These comments are responses from the City of Corona to Comments 27-8 through 27-10 from Patricia (Realo) Anderson. With regard to impacts/access to Skyline Trail, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) for further discussion. With regard to the project site representing private property that is designated for urban development, please see Response to Comment 1-3 under “Development at the Urban-Rural Interface” (Letter 1, United States Forest Service) for further discussion. With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock) for further discussion.

Response to Comments 27-8 through 27-10. Please see Responses to Comments 15-1 through 15-8 (Letter 15, David Wright).

With regard to the proposal to move the parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

LETTER 28

David Crook

From: David Wright <david@842group.com>
Sent: Tuesday, April 05, 2016 4:29 PM
To: Jason Scott
Subject: Re: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail & neighboring canyons!

Hi Jason,

Thank you for your reply. You are the first to reply, although I have heard from the developer and plan to meet with him on Friday. 1

I have a couple of pertinent points I would like to share, but have to be brief or I will miss my hike tonight :)

1st - Skyline Drive is just the fire road, but it is being referenced as though it represents the entirety of the trail system in that area. There are dozens of great hiking and biking trails in the canyons surrounding Skyline Drive, and the Skyline Heights project will eliminate most/all of them in the Trudy, Mabey, and (part of) Wardlow canyons.

2nd - I do understand that private owners generally have the right to do what they wish with their property, and truth be told I am typically more inclined to side with a property-owners rights over excessive regulation or government control. But as you said, provided legal requirements are adhered to - which I think is a debatable point in this matter. 2

I run a hiking group that actually hikes in the Skyline area every Tue & Thu night at 6 pm and would welcome you or anyone else to come out and see the areas that will be directly impacted by this development. It is a beautiful area and has been hiked/biked by the public for decades. Most people I have spoken to did not even know it was private land, and absolutely no one had any idea it was about to be developed. 3

Anyhow, I need to get on the road to Corona. If you want more details or would like to take the conversation deeper, please feel free to let me know.

Thank you again for reaching out,
David

On Tue, Apr 5, 2016 at 4:13 PM, Jason Scott <Jason.Scott@ci.corona.ca.us> wrote:

Hello David,

I thank you for your email. The Council is aware of the popularity of the Skyline Trail; a popularity that has jumped significantly in just the last few years. The project you mention does not affect the Skyline Trail or the entrance to the trail. It is understood that development is sometimes difficult while at other time sought. The expansion of our City by private land owners is their legal right so long as they adhere to all legal requirements. City staff, Planning Commission, nor City Council cannot legal deny a private property owners desire to build and develop their land. The City would be open to a civil suit for violation of the property owner's rights. 4

I have seen the City grown since I came in 1968. I'm sure you've heard this story before, but there was no South Corona, Sierra Del Oro, Eagle Glen, or Dos Lagos. The hills around McKinley were hills with one having the old Corona Race Track – not to be confused with the Corona Road Races around Grand Blvd in 1913, 1914 and 1916. McKinley Avenue had fields of and a fruit stand; no Costco or Home Depot and the rest. Times have changed as things do change. Some have been difficult and some have been sought.

5

The City is working on a parking area and a new trail head to Skyline Trail that will replace parking on Foothill Parkway once the extension of Foothill is completed in 2017. This effort is being made to provide a good parking location for those wishing to hike. I am also providing some links to trails that may be helpful to you since you have an interest.

6

<http://www.rivcoparks.org/trails/trails-homepage/>

http://www.rivcoparks.org/wp-content/custom_images/trails/Trails.pdf

Again, the project will not close the access to the Skyline Trail. I do thank you for your email.

Sincerely,

Jason Scott
Corona City Council

DiscoverCorona.com
InnerCircleCorona.com



From: David Wright [david@842group.com]

Sent: Thursday, March 31, 2016 10:18 AM

To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson

Cc: trixieand@gmail.com; David Wright

Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail & neighboring canyons!

Mayor Jason Scott

Vice Mayor Dick Haley

City Council Member Randy Fox

City Council Member Eugene Montanez

City Council Member Karen Spiegel

City Treasurer Aaron Hake

Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is David Wright and I am a home owner and resident of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

I personally have hiked Skyline and surrounding trails hundreds of times in the past few years. I lead a hiking group that have AT LEAST two events every week, year round, exploring the Skyline trail system, including: Hagador, Tin Mine, Trudy, and Mabey canyons. Hiking here has literally changed my life on so many levels, and as a group leader I have seen the impact it has had on dozens of others as well. I have also seen usage of the trails increase steadily over the past couple of years

and I would hate to see anything change that. A healthier and more active community benefits us all. I was very disappointed that only homeowners within a 500 foot radius of the Skyline Heights project were notified. At the very least there should have been public notice somewhere along the trail so the people enjoying one of the greatest benefits of living in Corona could have a voice!

8
(cont.)

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

9

Thank you,

David Wright
1359 Williamsburg Ln
Corona, CA 92882

Comment Letter 28

David Wright
1359 Williamsburg Ln.
Corona, CA 92882
david@842group.com

Response to Letter 28

Response to Comment 28-1. Please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

Response to Comment 28-2. Please see Response to Comment 1-3 under “Development at the Urban-Rural Interface” (Letter 1, United States Forest Service). Also, the project would comply with all CEQA, City of Corona, Riverside County, CNF, and other applicable legal requirements.

Response to Comment 28-3. The comment concerning the commenter’s hiking group, and that the area has been hiked/biked by the public for decades, are noted and will be provided to the decision makers. However, as these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the comments that people did not know that the project site was private land or was about to be developed, please see Response to Comment 15-7 (Letter 15, David Wright).

Responses to Comments 28-4 through 28-6. These comments are responses from the City of Corona to Comments 28-7 through 28-9 from David Wright. With regard to impacts/access to Skyline Trail, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) for further discussion. With regard to the project site representing private property that is designated for urban development, please see Response to Comment 1-3 under “Development at the Urban-Rural Interface” (Letter 1, United States Forest Service) for further discussion. With regard to the replacement parking for Skyline Trail, please, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock) for further discussion.

Response to Comments 28-7 through 28-9. Please see Responses to Comments 15-1 through 15-8 (Letter 15, David Wright).

LETTER 29

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Tuesday, April 05, 2016 10:28 AM
To: Joanne Coletta
Subject: FW: April 11th Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

FYI

From: Eugene Montanez
Sent: Tuesday, April 05, 2016 9:37 AM
To: Courtney Kasey
Cc: Darrell Talbert; Jason Scott
Subject: Re: April 11th Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

I am not familiar with that trail and obviously if it is indeed on private property there are many other issues such as liability. 1

But we also have another access area, close to Paseo Grande that will become available, once Foothill Parkway is completed. That would actually allow LEGAL access and more trails.

Thanks again

Eugene Montanez
Council Member
City of Corona
951-734-8181 (personal office)

From: Courtney Kasey <Courtney.Kasey@mecglobal.com>
Date: Monday, April 4, 2016 at 6:15 PM
To: Eugene Montanez <eugene.montanez@ci.corona.ca.us>
Cc: Darrell Talbert <Darrell.Talbert@ci.corona.ca.us>, Jason Scott <Jason.Scott@ci.corona.ca.us>
Subject: RE: April 11th Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Thank you for your quick response, and while the specific trails of Tin Mine and Hagador Canyon might not be affected, others would. Looking at the proposed plans online, a trail referred to by local mountain bikers as, Block Trail, would be demolished. This trail was built (technically on the private property in question) over 20 years ago, but has been a well maintained biking trail ever since. In addition, the new housing would absolutely impact parking and traffic, not just at the Skyline trailhead, but within the city and getting in/out of the city as so many of us have to do 5 days a week. 2

See you on the 11th.

Sincerely,
Courtney Kasey

From: Eugene Montanez [<mailto:Eugene.Montanez@ci.corona.ca.us>]
Sent: Monday, April 04, 2016 4:31 PM
To: Courtney Kasey <Courtney.Kasey@mecglobal.com>

Cc: Darrell Talbert <Darrell.Talbert@ci.corona.ca.us>; Jason Scott <Jason.Scott@ci.corona.ca.us>

Subject: Re: April 11th Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Thank you for the email, but the project you mentioned will not affect the Skyline trail in any manner.
All access will remain.

There are many rumors out there. I would encourage you to actually investigate the truth. I have lived in Corona since 1964 and have used the trail as a Boy Scout and as an adult, and feel as strongly about access to the Forest as anyone.

The property in question has never been a part of the Forest, and has been in plans of development for well over 20 years.

Please give me a call if you would like to discuss further.

Eugene Montanez
Council Member
City of Corona
951-734-8181 (personal office)

3

From: Courtney Kasey <Courtney.Kasey@mecglobal.com>

Date: Monday, April 4, 2016 at 3:33 PM

To: Jason Scott <Jason.Scott@ci.corona.ca.us>, Dick Haley <Dick.Haley@ci.corona.ca.us>, Randy Fox <Randy.Fox@ci.corona.ca.us>, Eugene Montanez <eugene.montanez@ci.corona.ca.us>, Karen Spiegel <Karen.Spiegel@ci.corona.ca.us>, Aaron Hake <Aaron.Hake@ci.corona.ca.us>, Nelson Nelson <Nelson.Nelson@ci.corona.ca.us>

Cc: "trieisand@gmail.com" <trieisand@gmail.com>

Subject: April 11th Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Courtney Kasey and I am a resident of Corona. I am writing as a outraged community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the

4

encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of cyclists and hikers, like myself, each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities. In addition, our schools host 100 mile club events there, as well as the valuable local history to preserve.

I have spent many 4th of July's on the top of the hill to watch an array of firework displays, I take my children hiking to both Tin Mine and Hagador Canyon on a regular basis. I have been hiking these trails since I was in high school and CHS. I was so grateful to see the city recognize the value of trails to our city, with the water fountain and dog station at the trailhead. I was appalled when I recently learned of the plans to put more houses, puts an unnecessary burden on those who use these trails. We have already seen the trail head moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away! This will greatly impede our access to the Skyline trail. We NEED to conserve access to our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. I already feel that the city does so little to bring jobs that wouldn't require me to drive to OC every day. Please don't make it so bad, that now I can't even hike in my own town either! I implore you to reject the applications and support what should be our community goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

Thank you,

Courtney Kasey

Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply email. Please advise immediately if you or your employer does not consent to email for messages of this kind. Opinions, conclusions and other information in this message that do not relate to the official business of Group M Worldwide LLC and/or other members of the GroupM group of companies shall be understood as neither given nor endorsed by it. GroupM is the global media investment management arm of WPP. For more information on our business ethical standards and Corporate Responsibility policies please refer to WPP's website at <http://www.wpp.com/WPP/About/>

Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply email. Please advise immediately if you or your employer does not consent to email for messages of this kind. Opinions, conclusions and other information in this message that do not relate to the official business of Group M Worldwide LLC and/or other members of the GroupM group of companies shall be understood as neither given nor endorsed by it. GroupM is the global media investment management arm of WPP. For more information on our business ethical standards and Corporate Responsibility policies please refer to WPP's website at <http://www.wpp.com/WPP/About/>

Comment Letter 29

Courtney Kasey
Courtney.Kasey@mecglobal.com

Response to Letter 29

Response to Comment 29-1. This comment is a response from the City of Corona to Comment 29-2 from Courtney Kasey; please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

Response to Comment 29-2. With regard to the impacts of the proposed project on trails, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

Response to Comment 29-3. These comments are a responses from the City of Corona to Comments 29-4 through 29-6 from Courtney Kasey. With regard to impacts/access to Skyline Trail, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) for further discussion. With regard to the City's response stating that the project site has never been a part of the forest, please see Response to Comment 1-3 under "Consistency with CNF LMP" (Letter 1, United States Forest Service) for further discussion.

Response to Comments 29-4 through 29-6. Please see Responses to Comments 15-1 through 15-8 (Letter 15, David Wright).

With regard to the proposal to move the parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

LETTER 30

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Thursday, April 07, 2016 10:26 AM
To: David Crook; Mike Byer (mbyer@richlandinvestments.com)
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

From: Sylvia Viayra
Sent: Thursday, April 07, 2016 10:21 AM
To: Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

FYI

From: Eugene Montanez
Sent: Thursday, April 07, 2016 10:12 AM
To: Megan Gifford
Cc: Darrell Talbert; Jason Scott
Subject: Re: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Thank you for the email, but the project you mentioned will not affect the Skyline trail in any manner.
All access will remain.

There are many rumors out there. I would encourage you to actually investigate the truth. I have lived in Corona since 1964 and have used the trail as a Boy Scout and as an adult, and feel as strongly about access to the Forest as anyone.

The property in question has never been a part of the Forest, and has been in plans of development for well over 20 years.

Please give me a call if you would like to discuss further.

Eugene Montanez
Council Member
City of Corona
951-734-8181 (personal office)

From: Megan Gifford <m-gifford@hotmail.com>
Date: Thursday, April 7, 2016 at 10:10 AM
To: Jason Scott <Jason.Scott@ci.corona.ca.us>, Dick Haley <Dick.Haley@ci.corona.ca.us>, Randy Fox <Randy.Fox@ci.corona.ca.us>, Eugene Montanez <eugene.montanez@ci.corona.ca.us>, Karen Spiegel <Karen.Spiegel@ci.corona.ca.us>, Aaron Hake <Aaron.Hake@ci.corona.ca.us>, Nelson Nelson <Nelson.Nelson@ci.corona.ca.us>, "trixieand@gmail.com" <trixieand@gmail.com>
Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Khoa Vu and I am a resident of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

I personally have, enjoyably and with momentum, hiked Skyline 100+ times since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling

groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

4
(cont.)

Thank you,

Khoa Vu

Comment Letter 30

Khoa Vu

Response to Letter 30

Response to Comment 30-1. These comments are a responses from the City of Corona to Comments 30-2 through 30-4 from Khoa Vu. With regard to impacts/access to Skyline Trail, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District). With regard to the City's response stating that the project site has never been a part of the forest, please see Response to Comment 1-3 under "Consistency with CNF LMP" (Letter 1, United States Forest Service) for further discussion.

Response to Comments 30-2 through 30-4. Please see Responses to Comments 15-1 through 15-8 (Letter 15, David Wright).

With regard to the proposal to move the parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

LETTER 31

David Crook

From: Nelson Nelson <Nelson.Nelson@ci.corona.ca.us>
Sent: Friday, April 08, 2016 8:56 AM
To: christy@dslextreme.com
Cc: Darrell Talbert; Joanne Coletta
Subject: RE: Skyline/Hagador Construction Issue

Good morning Ms. Parker,

Thank for including me in your email to City Council and the many pictures and maps of Hagador Trail. These do convey how beautiful the canyon is and why it is a local treasure that must be preserved. I do know that the Cleveland National Forest rangers are very proud of Hagador Canyon and the trail system through the forest property. You are very welcome and encouraged to attend the Planning Commission Meeting on Monday night where the Skyline Heights development will be discussed. However, I would like to clarify that this new development does not affect access to Hagador Canyon, Skyline Trail, Skyline Drive or the Cleveland National Forest in any way. We will provide exhibits that will show where the future development is located in relation to these trails so everyone can see there is no impact on the existing trails. But the focus of the meeting will be on the Skyline Heights development rather than the trails to Cleveland National Forest.

As there is great interest in the trails and providing adequate access to Cleveland National Forest, the City will conduct a Study Session in the near future to discuss this issue at length including various suggestions and options being considered. There are pros and cons to nearly every option that has been suggested so we need to thoroughly research every alternative to determine the best options for the community. The forum of the Study Session will allow us to discuss everything with input from the community and direction from the City Council. We will announce the date and time of the Study Session when this issue is on the agenda well in advance to ensure everyone interested has the opportunity to participate in person or by sending in their suggestions, comments or concerns prior to the meeting.

You may always contact me directly if you have questions regarding the Skyline Heights development or other issues of concern regarding the trails.

Best regards,
Nelson D. Nelson, P.E.
Public Works Director/City Engineer
City of Corona
(951) 817-5765

From: Christy Parker, MSOL [mailto:christy@dslextreme.com]
Sent: Thursday, April 07, 2016 11:53 PM
To: Karen Spiegel; Dick Haley; Eugene Montanez; Jason Scott; Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson; Randy Fox
Subject: Skyline/Hagador Construction Issue

Hi Everyone,

Regarding the meeting happening on Monday about construction on private property near Skyline, I wanted to share some information that many of you may not be aware of. First, most of you are probably not aware that the area is actually called Hagador Canyon and that there is a trail across the field where construction it appears would take place. The trail is found by hopping over the Skyline drive railing instead of turning to the right up toward the tin mine and skyline trails.

I am adding maps and pictures to help you see the issue. This particular trail is extremely beautiful with a stream that runs along it and it actually has a large sign in front of it put there by the forestry service. It says "Hagador Canyon Watershed Trail". It is more beautiful than the other hikes and is tree covered to provide shade. I take many groups and family there several times every week.

4

The issue I would like cleared up before anyone makes maps of houses and construction, is to take a look at the trail that runs along the side of the hills to the Hagador Canyon Trail. I and many others would like that accessible, and would be quite miserable if it weren't. It is our escape within the city and brings us much mental, emotional, spiritual and physical health and peace of mind. (Please see maps & pictures attached or posted below)

5

I will be sending pictures of the trail and animal life in a 2nd email.

Sincerely,

Christy Parker, MSOL
Owner
Emotional Ethics
cparker@emotionalethics.com
951-206-8824
www.emotionalethics.com

Comment Letter 31

Christy Parker
Emotional Ethics
Christy@dslextreme.com
cparker@emotionalethics.com

Response to Letter 31

Responses to Comments 31-1 and 31-2. These comments are a response from the City of Corona to Comments 31-3 through 31-5 from Christy Parker. With regard to the impacts of the project on trails within the annexation area, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

Response to Comment 31-3 through 31-5. The information provided regarding Hagador Canyon, the Hagador Canyon Watershed, and what the commenter states is a designated trail named Hagador Canyon Watershed Trail, is noted and will be provided to the decision makers. Please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

LETTER 32

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Friday, April 08, 2016 10:31 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Skyline Hiking Trail area development encroachment

Message sent to mayor

From: shoeing-gal@dslextrreme.com [mailto:shoeing-gal@dslextrreme.com]
Sent: Thursday, April 07, 2016 7:51 PM
To: Jason Scott
Cc: trixieand@gmail.com
Subject: Skyline Hiking Trail area development encroachment

I do not live in Corona, but it's neighbor Norco. But I see there is a proposal for more development of almost 300 new houses in the hills.

Realistically I know stopping "progress" is a futile exercise , but there should be no reason that as development grows ALSO should a desire and effort to save, keep, and maintain open areas for recreation, wildlife habitat, etc. . As we all know once these natural open areas are gone, they are never coming back.

So I can not attend the City Council meeting, but I hope you will keep this opinion, and as I'm sure many others of like mind's opinion in mind while contemplating your decision .

K.Zimmermann

Comment Letter 32

K. Zimmerman

Response to Letter 32

Response to Comment 32-1. The comment expressing awareness of the proposed project is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the open space impacts of the project, please see Response to Comment 1-4 under “Land Use and Open Space” (Letter 1, United States Forest Service).

With regard to the biological resources impacts of the project, the Draft EIR evaluated impacts on biological resources in Section 4.C, Biological Resources, with supporting data provided in Appendix D, Biological Resources Assessment, Surveys, and Jurisdictional Delineation. An updated analysis regarding biological resources was also subsequently provided in Section 4.C of the RDEIR, with updated Biological Resources Assessment, Surveys, and Jurisdictional Delineation provided in Appendix A of the RDEIR. As indicated on Draft EIR page 4.C-50 and RDEIR page 4.C-76, project impacts on biological resources would be less than significant with adherence to applicable regulations and implementation of the proposed project design features and mitigation measures.

LETTER 33

David Crook

From: Terri Manuel <Terri.Manuel@ci.corona.ca.us>
Sent: Wednesday, April 06, 2016 4:42 PM
To: Joanne Coletta
Cc: David Crook
Subject: FW: Public Hearing on April 11, 2016

Joanne, let me know if this needs to be folded into any report that I'm doing or just collected for the final responses with the EIR.

From: Carol Lazar [mailto:retirednewyorker@sbcglobal.net]
Sent: Wednesday, April 06, 2016 4:26 PM
To: Terri Manuel
Subject: Fwd: Public Hearing on April 11, 2016

Sent from my iPad

Begin forwarded message:

From: Carol Lazar <retirednewyorker@sbcglobal.net>
Date: April 6, 2016 at 4:22:53 PM PDT
To: "Terri.manual@ci.corina.ca.us" <Terri.manual@ci.corina.ca.us>
Subject: **Public Hearing on April 11, 2016**

I just received the notice and will be unable to attend; however, would like my comments to be recorded by your Commission. I believe there should be a moratorium on development in Corona. The residents of Corona and the surrounding areas are going through hell with the traffic improvements that are now underway. These improvements will be negated when the new development is complete and we will be back to square one. The City needs to be in front of development with transportation improvements. I would hate for us to have to go through this nightmare again in a few years.

Carol a. Lazar

1763 Gleason
Corona, 92882

Sent from my iPad

Comment Letter 33

Carol Lazar
1763 Gleason
Corona, CA 92882
retirednewyorker@sbcglobal.net

Response to Letter 33

Response to Comment 33-1. The comments requesting that commenter's comments be recorded by the Planning Commission, that a moratorium should be placed on development in the City, and that the residents of the City and the surrounding area "going through hell" with the traffic improvements now underway, are noted and will be provided to the decision makers. However, as these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

LETTER 34

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Friday, April 08, 2016 10:50 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Protect Cleveland Natl. Forest foothill areas. NO HOUSING!!!

FYI

-----Original Message-----

From: rockerchic@mac.com [mailto:rockerchic@mac.com]
Sent: Thursday, April 07, 2016 4:49 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake
Subject: Protect Cleveland Natl. Forest foothill areas. NO HOUSING!!!

Don't you DARE destroy the scenic trail areas near the Cleveland National Forest by the Skyline Trail and Foothill areas for more housing! Enough is enough and you are purposely destroying highly prized green spaces and recreational spaces that your citizens (who vote!) depend on for solace and happiness. MANY of us are not happy now that the word is out and we WILL PROTECT our beloved lands from your greed and profit-seeking mentality. Our voices will be heard all over the region and we are ready to employ our marketing and communications team to help with our counter to this atrocity. Don't put your legacy on the line... we WILL BE HEARD. LOUDLY.

Regards,

One of 10,000 ORANGE COUNTY hikers who love our trails in Corona and plan on continuing enjoying them!

1

Comment Letter 34

rockerchic@mac.com

Response to Letter 34

Response to Comment 34-1. The request that the City not dare destroy the scenic trail areas near the CNF and Skyline Trail is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard project impacts on open space, aesthetics, and recreational spaces (e.g., trails), please see Responses to Comments 1-4 under "Land Use and Open Space" (Letter 1, United States Forest Service), 1-4 under "Scenic Integrity (Letter 1, United States Forest Service), and 5-1 (Riverside County Regional Parks and Open-Space District), respectively.

LETTER 35

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Friday, April 08, 2016 10:54 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

FYI

From: Kate Panepinto [mailto:kpanepinto@gmail.com]
Sent: Thursday, April 07, 2016 4:23 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Cc: trixieand@gmail.com
Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Kate Panepinto and I am a resident of Riverside, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill

Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers, runners and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, runners, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

I am an avid trail runner, and the climb up Skyline is one of the best local runs I have found since moving to Riverside. The trails there are absolutely beautiful, and they deserve to be protected for both present and future enjoyment. A focus on health and wellness in our communities is being touted by politicians throughout Riverside County, and this focus should include preservation of our outdoor areas. Safe, convenient access to our outdoor resources is a necessity. I urge you to not let this be spoiled by development.

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

Thank you,
Kate Panepinto

Comment Letter 35

Kate Panepinto
kpanepinto@gmail.com

Response to Letter 35

Response to Comments 35-1 through 35-3. Please see Responses to Comments 15-1 through 15-6(Letter 15, David Wright).

LETTER 36

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Friday, April 08, 2016 10:56 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Skyline Trail Housing

FYI

From: Jorge [mailto:jorgel@millworxprecision.com]
Sent: Thursday, April 07, 2016 4:02 PM
To: Jason Scott
Cc: Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Subject: Skyline Trail Housing

Hi Corona leadership team,

Why is our Mach1 Mud run put on hold for water use, when thousands of houses keep being built? I understand developers have the right to use their land as they legally see fit. But I hope the city is not catering to them in a way that sells out our natural resources. It just seems sometimes like older neighborhoods get neglected and have lower performing schools and businesses as a result. I get frustrated recycling and conserving water, even driving less in order to live a greener lifestyle when we jump on the chance to add more traffic, congestion & pollution. The city does not even have a battery recycling program, and don't get me started on all the food carts, seems like our public servants are already stretched too thin? I would say getting our ducks more in order are is important before adding more ducks. Corona is such a great unique city, I'd hate to have it become another cookie cutter town.

I hope you all use the Skyline Trail so that you know what we are giving up with each generation so we preserve as much as we can for future generations.

Jorge Loutzenhiser
Quality Assurance/IT Dept.
MillworX Precision Machining, Inc.
Ph: (951) 371-2683 x 315

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d-b

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Comment Letter 36

Jorge Loutzenhiser
Quality Assurance/IT Dept.
MillworkX Precision Machining, Inc.
jorgel@millworxprecision.com

Response to Letter 36

Response to Comment 36-1. With regard to project impacts on water supply, biological resources, traffic, public services (including schools), and infrastructure, please see the following responses to comments:

- Water Supply: 9-8 (Letter 9, Petition-Moratorium, iPetitions.com, Sangita Patel);
- Biological Resources: 32-1 (Letter 32, K. Zimmerman);
- Traffic: 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin);
- Public Services (including schools): 15-7 (Letter 15, David Wright); and
- Infrastructure: 9-10 Petition-Moratorium, iPetitions.com, Ronald R Papp).

With regard to project pollution impacts, the air quality and greenhouse gas emission (GHG) impacts of the project are evaluated in Sections 4.B, Air Quality, and 4.F, Greenhouse Gas Emissions, respectively, with supporting data provided in Appendix C, Air Quality and Greenhouse Gas Analysis Report. As indicated on pages 4.B-37 and 4.F-21, respectively, with implementation of the proposed project design features, the project would result in less than significant construction and operational air quality and GHG emission impacts.

LETTER 37

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Friday, April 08, 2016 10:56 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: [BULK] April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Importance: Low

FYI

From: Khris Gaines [mailto:khrisg23@gmail.com]
Sent: Thursday, April 07, 2016 4:01 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Subject: [BULK] April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail
Importance: Low

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is [FIRSTNAME] [LASTNAME] and I am a resident of [CITY OF RESIDENCE], California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of

Foothill

Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

1
(cont.)

I personally know lots of people that have hiked in this area of Skyline 100+ times since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

2

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

3

Although I can only join the group on the weekends as I live in Los Angeles, this is super important and the best cause for action ever!

Thank you,
Khris Gaines
County of Los Angeles

Comment Letter 37

Khris Gaines
Khrisg23@gmail.com

Response to Letter 37

Response to Comments 37-1 through 37-3. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

LETTER 38

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Friday, April 08, 2016 10:58 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: SUBJECT: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

FYI

From: Eric [mailto:ebudinko@yahoo.com]
Sent: Thursday, April 07, 2016 3:53 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Subject: SUBJECT: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Eric Budinko and I am a resident of Alta Loma, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

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REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill

Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

1
(cont.)

I personally have hiked, mountain biked, and ridden dual-sport motorcycle via Skyline . We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

2

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

3

Thank you,

Eric Budinko

Comment Letter 38

Eric Budinko
ebudinko@yahoo.com

Response to Letter 38

Response to Comments 38-1 through 38-3. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

LETTER 39

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Friday, April 08, 2016 11:14 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

FYI

-----Original Message-----

From: Stephanie [mailto:lomanivirgo88@yahoo.com]

Sent: Thursday, April 07, 2016 3:21 PM

To: Jason Scott

Subject: Re: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Thank you for your reply but I still oppose allowing the properties to be built on. It is home to a mass amount of wild life that needs to be preserved and protected. The new home owners along with the project will destroy that and has already done. In addition, to the animals, hikers who love and know Skyline already know how the newest homes have already pushed us away to Foothill. Once the Foothill road is fully connected to Green River and completed where will the hikers go to park? Do you have plans to reassure the new home owners will not affect the hikes right to be able to go into the mountains and still be able to enjoy the peace that is there now? There will be many questions to come and I am not convinced that Skyline will still be accessible to the public. I grew up in Greenriver for 15 years and the trails there have been blocked off and destroyed by construction losing access to all previous trails. As it was not as known as Skyline it is no longer available to the public and now being trampled over. Broke my heart to pieces to see such chaos and no voices to save it. I am not for this project my answer is no to it.

Sent from my iPhone

> On Apr 6, 2016, at 1:45 PM, Jason Scott <Jason.Scott@ci.corona.ca.us> wrote:

>

>

> Hello Ms. Lomani,

>

> I thank you for your email. The Council is aware of the popularity of the Skyline Trail; a popularity that has jumped significantly in just the last few years. The project you mention does not affect the Skyline Trail or the entrance to the trail. It is understood that development is sometimes difficult while at other time sought. The expansion of our City by private land owners is their legal right so long as they adhere to all legal requirements. City staff, Planning Commission, nor City Council cannot legal deny a private property owners desire to build and develop their land. The City would be open to a civil suit for violation of the property owner's rights.

>

> I have seen the City grown since I came in 1968. I'm sure you've heard this story before, but there was no South Corona, Sierra Del Oro, Eagle Glen, or Dos Lagos. The hills around McKinley were hills with one having the old Corona Race Track – not to be confused with the Corona Road Races around Grand Blvd in 1913, 1914 and 1916. McKinley Avenue had fields of and a fruit stand; no Costco or Home Depot and the rest. Times have changed as things do change. Some have been difficult and some have been sought.

>

> The City is working on a parking area and a new trail head to Skyline Trail that will replace parking on Foothill Parkway once the extension of Foothill is completed in 2017. This effort is being made to provide a good parking location for those wishing to hike. I am also providing some links to trails that may be helpful to you since you have an interest.

>
> <http://www.rivcoparks.org/trails/trails-homepage/>
>
> http://www.rivcoparks.org/wp-content/custom_images/trails/Trails.pdf
>
> Again, the project will not close the access to the Skyline Trail. I do thank you for your email.
>
> Sincerely,
>
> Jason Scott
> Corona City Council

> From: Stephanie [lomanivirgo88@yahoo.com]
> Sent: Wednesday, April 06, 2016 11:39 AM
> To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen
> Spiegel; Aaron Hake; Nelson Nelson
> Cc: trixieand@gmail.com
> Subject: April 11, 2016 Planning Commission Public Hearing - REJECT
> Applications and PROTECT Skyline Hiking Trail
>
> Mayor Jason Scott
> Vice Mayor Dick Haley
> City Council Member Randy Fox
> City Council Member Eugene Montanez
> City Council Member Karen Spiegel
> City Treasurer Aaron Hake
> Public Works Director Nelson Nelson
>
> Re: April 11, 2016 Planning Commission - Applications

> Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

> My name is Stephanie Lomani and I am a resident of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

> REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

> REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

> REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

5
(cont.)

>

> REJECT the Application to subdivide approximately 271 acres into 292

> single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

>

> I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

>

> I personally have and still hike Skyline 100+ times with my family friends and have met new group and have been hiking with them since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

6

>

> Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

7

>

> Thank you,

>

> Stephanie Lomani

>

> Sent from my iPhone

Comment Letter 39

Stephanie Lomani
Lomanivirgo88@yahoo.com

Response to Letter 39

Response to Comment 39-1. The comment expressing opposition to the project is noted and will be provided to the decision makers. With regard to the impacts of the project on biological resources, please see Response to Comment 32-1 (Letter 32, K. Zimmerman). With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock). With regard to trail access, please see Response to Comment 1-6 under “Access to the CNF” (Letter 1, United States Forest Service).

Response to Comments 39-2 through 39-4. These comments are a response from the City of Corona to Comments 39-5 through 39-7 from Stephanie Lomani. With regard to impacts/access to Skyline Trail, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) for further discussion. With regard to the project site representing private property that is designated for urban development, please see Response to Comment 1-3 under “Development at the Urban-Rural Interface” (Letter 1, United States Forest Service) for further discussion. With regard to the replacement parking for Skyline Trail, please, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

Response to Comments 39-5 through 39-7. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

LETTER 40

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Friday, April 08, 2016 11:36 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

FYI

From: Imdad Yusufaly [mailto:iyusufaly@yahoo.com]
Sent: Thursday, April 07, 2016 9:12 AM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Cc: trixieand@gmail.com
Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

I, Imdad N.. Yusufaly, started my neurology practice in affiliation with Corona Regional Medical Center in 1992, and have made Corona my home ever since. I have been using the Skyline Hiking Trail for the last 20 odd years and have only seen a steady increase in folks using the trail; this is good for the health of our community. On a personal level, I have used these hills to train for expeditions around the world (summit of Elbrus, Everest Base camp, summit of Kilimanjaro, volcanoes of Ecuador, Aconcagua to name a few).

I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I urge you to reject the applications and support our goals of healthy lifestyles, healthy communities

and the conservation of and access to our forests and trails.

Thank you,

Imdad N. Yusufaly

2
(cont.)

Comment Letter 40

Imdad Yusufaly
iyusufaly@yahoo.com

Response to Letter 40

Response to Comment 40-1. The comment regarding the commenter's use of the Skyline Trail is noted and will be provided to the decision makers. However, because this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 40-2. Please see Responses to Comments 15-1 through 15-6(Letter 15, David Wright).

LETTER 41

David Crook

From: Craig & Doll <craigndoll@gmail.com>
Sent: Wednesday, April 06, 2016 5:57 PM
To: commdev@ci.corona.ca.us
Subject: Request for issue to be raised an email to be read to the Corona Planning Commission during April 11 public meeting

Dear Planning Commission,

I respectfully request that my email be read to the planning commission during their public meeting on April 11. I am writing to request that the proposed parking lot on West Chase Drive providing access to Skyline drive be canceled and not developed further. We live on the opposite side of the street from the proposed parking lot and we are very concerned about the impact that additional foot and street traffic will bring to the neighborhood.

We have lived here for almost 6 years and have been frustrated in the lack of maintenance on the street, the disregard for property and unending flow of liter by the visitors who come to travel up Skyline, the drug and alcohol use along this section of Skyline, the safety issues associated with the neighborhood, and the total disregard for the speed limit. Having additional traffic will only make these problems worse.

The community seems to consider this area a waste area. Every summer the weeds are waist high and every wind storm, there are palm fronds all over the road that stay there until we, to local residents, remove them ourselves. The addition of more maintenance demands that will result from a parking lot opens us up to fallout of additional maintenance neglect.

If you drive along Chase, you will notice that most of the mailboxes are made of reinforced material. This is because there is an unending stream of abuse to the mailboxes. We have had baseball bat parties knocking over mail boxes and a constant flow of damage to the mailbox since we moved in. The only mail box that is currently mounted on a pole was push over in February. I stood it back up. The next day, it was run over by a car and crushed. I replaced the mailbox and pole that weekend. The next week, somebody pushed the new mailbox off the pole and left it hanging. If we take the current foot traffic and now add more, who is going to pay for the property damage? The residents?

There is not a day that goes by that we are not out on the street picking up trash that the current foot traffic discards: drink cups, water bottles, beer bottles, snack wrappers, ... People drop bags of garbage in the unmaintained city side of the street. Of course it sits there until one of the residents picks it up. Shall we add litter management for another parking lot full of cars to the resident's responsibility?

Our family particularly enjoys walking up Skyline as it is generally a nice walk. However, there have been several instances that we pass groups of people being loud and disrespectful, smoking marijuana, and using alcohol. This only further concerns the local residents if we attract additional people along this section.

1
(cont.)

If you drive by, you may notice that all the residents have large dogs. Even with the current foot traffic, we are concerned about our own safety. The common theme is not because we want to intimidate the joggers, but because there is enough traffic that we already feel a need to protect ourselves and our property.

With the current traffic, we have a continual flow of cars and motor cycles that race through the neighborhood, revving their engines during the day and the night. The posted speed limit is 25, but the only people who respect the speed limit are the residents. The street is very narrow and the curb is very short. With this mix, it is already a safety hazard. I would be interested to see the section of the traffic study that considers how the pedestrian safety will be impacted.

2

I appreciate your consideration with regards to the current residents who oppose the construction of the parking lot and the additional traffic that will result. I ask that you please oppose the project before it further acerbates an already difficult maintenance and safety situation.

3

Thank you,

Craig Johnson
1400 W Chase Drive
Corona, CA 92882

--
Craig Johnson

Imagine the difference you could make. Make the difference in a way only you can.

Comment Letter 41

Craig Johnson
1400 W. Chase Drive
Corona, CA 92882
craigndoll@gmail.com

Response to Letter 41

Response to Comment 41-1. Please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

Response to Comment 41-2. The comments concerning existing safety hazards along the street system in the vicinity of the project site is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to how pedestrian safety would be impacted under the project, the Draft EIR addresses this issue in Section 4.M, Transportation, with supporting data provided in the Traffic Impact Analysis (TIA) in Appendix K. As indicated on page 4.M-36, the project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. As indicated on page 4.M-39, the project would provide sidewalks to accommodate pedestrians consistent with typical residential standards. In addition, the proposed traffic signals on Foothill Parkway would provide protected crossings to accommodate pedestrians, as required by the City at signalized intersections.

Response to Comment 41-3. The comment expressing opposition to the project is noted and will be provided to the decision makers. With regard to the parking lot and associated traffic, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

LETTER 42

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Thursday, April 07, 2016 10:26 AM
To: David Crook; Mike Byer (mbyer@richlandinvestments.com)
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

From: Sylvia Viayra
Sent: Thursday, April 07, 2016 10:21 AM
To: Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

FYI

From: Eugene Montanez
Sent: Thursday, April 07, 2016 10:12 AM
To: Megan Gifford
Cc: Darrell Talbert; Jason Scott
Subject: Re: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Thank you for the email, but the project you mentioned will not affect the Skyline trail in any manner.
All access will remain.

There are many rumors out there. I would encourage you to actually investigate the truth. I have lived in Corona since 1964 and have used the trail as a Boy Scout and as an adult, and feel as strongly about access to the Forest as anyone.

The property in question has never been a part of the Forest, and has been in plans of development for well over 20 years.

Please give me a call if you would like to discuss further.

Eugene Montanez
Council Member
City of Corona
951-734-8181 (personal office)

From: Megan Gifford <m-gifford@hotmail.com>
Date: Thursday, April 7, 2016 at 10:10 AM
To: Jason Scott <Jason.Scott@ci.corona.ca.us>, Dick Haley <Dick.Haley@ci.corona.ca.us>, Randy Fox <Randy.Fox@ci.corona.ca.us>, Eugene Montanez <eugene.montanez@ci.corona.ca.us>, Karen Spiegel <Karen.Spiegel@ci.corona.ca.us>, Aaron Hake <Aaron.Hake@ci.corona.ca.us>, Nelson Nelson <Nelson.Nelson@ci.corona.ca.us>, "trixieand@gmail.com" <trixieand@gmail.com>
Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Khoa Vu and I am a resident of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

I personally have, enjoyably and with momentum, hiked Skyline 100+ times since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling

groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

4
(cont.)

Thank you,

Khoa Vu

Comment Letter 42

Khoa Vu

Response to Letter 42

Response to Comment 42-1. This comment is a response from the City of Corona to Comments 42-2 and 42-3 from Khoa Vu.

With regard to the portion of the comment stating that the project would not affect the Skyline trail in any manner, this is correct. Please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) for further discussion.

With regard to the portion of the City's response stating that the project site is has never been a part of the forest, this is not entirely incorrect. The project site is private property that is located wholly within the Cleveland National Forest (CNF). Please see Response to Comment 1-3 under "Consistency with CNF LMP" (Letter 1, United States Forest Service) for further discussion.

Response to Comments 42-2 and 42-3. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

LETTER 43

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Friday, April 08, 2016 10:28 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

FYI

From: Erika Hernandez [mailto:ehernandez57@aol.com]
Sent: Friday, April 08, 2016 10:20 AM
To: Jason Scott
Subject: Re: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Thank you for taking the time to reply to my concern.

Erika

-----Original Message-----

From: Jason Scott <Jason.Scott@ci.corona.ca.us>
To: Erika Hernandez <ehernandez57@aol.com>
Sent: Thu, Apr 7, 2016 7:38 pm
Subject: Re: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Hello Erika,

I thank you for your email. The Council is aware of the popularity of the Skyline Trail; a popularity that has jumped significantly in just the last few years. The project you mention does not affect the Skyline Trail or the entrance to the trail. It is understood that development is sometimes difficult while at other time sought. The expansion of our City by private land owners is their legal right so long as they adhere to all legal requirements. City staff, Planning Commission, nor City Council cannot legal deny a private property owners desire to build and develop their land. The City would be open to a civil suit for violation of the property owner's rights.

I have seen the City grown since I came in 1968. I'm sure you've heard this story before, but there was no South Corona, Sierra Del Oro, Eagle Glen, or Dos Lagos. The hills around McKinley were hills with one having the old Corona Race Track – not to be confused with the Corona Road Races around Grand Blvd in 1913, 1914 and 1916. McKinley Avenue had fields of and a fruit stand; no Costco or Home Depot and the rest. Times have changed as things do change. Some have been difficult and some have been sought.

The City is working on a parking area and a new trail head to Skyline Trail that will replace parking on Foothill Parkway once the extension of Foothill is completed in 2017. This effort is being made to provide a good parking location for those wishing to hike. I am also providing some links to trails that may be helpful to you since you have an interest.

<http://www.rivcoparks.org/trails/trails-homepage/>
http://www.rivcoparks.org/wp-content/custom_images/trails/Trails.pdf

Again, the project will not close the access to the Skyline Trail. I do thank you for your email.

Sincerely,

Jason Scott

Corona City Council

On Apr 7, 2016, at 3:50 PM, Erika Hernandez <ehernandez57@aol.com> wrote:

Mayor Jason Scott
Vice Mayor Dick Haley

City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Erika Hernandez and I am a resident of Ontario, California. I am writing as a concerned citizen that hikes the mentioned trails and ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

5

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

I personally have hiked Skyline many times since 2013 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

6

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

7

Thank you for your time and consideration,

Erika Hernandez
626-384-0502

Comment Letter 43

Erika Hernandez
Ehernandez57@aol.com

Response to Letter 43

Response to Comment 43-1. The comment thanking the City for replying to the commenter's April 11, 2016 e-mail containing Comments 43-5 through 43-7 is noted and will be provided to the decision makers. However, because this comment does not raise a substantive issue on the content of the Draft EIR, no further response is required.

Responses to Comment 43-2 and 43-4. These comments are a response from the City of Corona to Comments 43-5 through 43-7 from Erika Hernandez. With regard to impacts/access to Skyline Trail, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) for further discussion. With regard to the project site representing private property that is designated for urban development, please see Response to Comment 1-3 under "Development at the Urban-Rural Interface" (Letter 1, United States Forest Service) for further discussion. With regard to the replacement parking for Skyline Trail, please, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

Response to Comments 43-5 through 43-7. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

LETTER 44

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 8:36 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Message sent to the full City Council.

-----Original Message-----

From: michelle phillips [mailto:couponclipping77@gmail.com]
Sent: Sunday, April 10, 2016 9:17 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson; trixieand@gmail.com
Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Michelle Phillips and I am a resident of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

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REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

1
(cont.)

My son personally hikes / runs Skyline 100+ times since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

2

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

3

Thank you,

Michelle Phillips

Sent from my iPhone

Comment Letter 44

Michelle Phillips
Couponclipping77@gmail.com

Response to Letter 44

Response to Comments 44-1 through 44-3. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

LETTER 45

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Monday, April 11, 2016 1:33 PM
To: David Crook; Mike Byer (mbyer@richlandinvestments.com)
Subject: FW: Public Comment on Draft EIR for Skyline Heights Development

Actual comment on the EIR.

From: Terri Manuel
Sent: Monday, April 11, 2016 12:28 PM
To: Joanne Coletta
Subject: FW: Public Comment on Draft EIR for Skyline Heights Development

From: patricia realo [<mailto:trixieand@gmail.com>]
Sent: Monday, April 11, 2016 12:11 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson; Terri Manuel
Cc: David Wright
Subject: Public Comment on Draft EIR for Skyline Heights Development

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson
Planning Manager Terri Manuel

Dear Mayor, Vice Mayor, Council Members, Planning Commissioners, City Treasurer, Public Works Director and Planning Manager:

I am providing to you my written comments on the draft Environmental Impact Report for the Skyline Heights development.

Public Notification

I became aware of today's public hearing from a fellow hiker. We heard public notice hearings had been posted and I found one, but it was **120** yards away from the Skyline trailhead, in front of the construction zone. So I went online to read the **662** page draft EIR. It's a massive document and it requires a great deal of time to read, to understand and to appropriately vet the Skyline Heights development and its impact on our community, and its impact on a unique and valued natural resource that we have here in Corona which is our Skyline hiking trails. ***I speak for many residents who have asked for an extension of time for public comment.***

Aesthetics

3

You could take away from the EIR that the trail itself will not be altered. But not so fast... the report says that Skyline Heights will **permanently** alter views of scenic resources and the visual character or quality of the site. The development would replace views of undeveloped foothills with residential homes and manufactured graded slopes. ***This is significant and unavoidable.*** There will be damage to viewshed from the Skyline trails which is enjoyed by hundreds of people daily. Recreationists visiting Cleveland National Forest will permanently lose views of existing undeveloped foothills.

Biological resources

4

We are users of the Skyline trails but we are also stewards. The EIR describes 6.17 acres of riparian and riverine habitat. This habitat is home to burrowing owls, and other sensitive, migratory and nesting birds. This very interaction with wildlife, whether it be rattlesnakes, coyotes, frogs, this is all part of an experience that is enjoyed and shared by recreationists. The development proposes to mitigate damage (destruction really) of this habitat by a combination of off- and on-site mitigation measures. As stewards, we understand our responsibility to the environment but also to our City. ***Mitigation must remain on-site only*** and give back to the community what it is taking away. It will not benefit Corona to mitigate offsite in neighboring Elsinore or further out.

Wildfire danger

5

And whenever urban wildlands interface, it creates extremely dangerous and complex fire situations. The site is designated a State Responsibility Area VHFHSZ or “very high fire hazard severity zone”. ***There are no very high fire hazard severity zones currently in Corona and this would introduce that classification and danger.***

Who recalls the outdoor barbecue that destroyed 1,020 acres in the Prado Basin last year? The homes themselves may be to code but the development would locate a potential 1,028 residents within the wildland/urban interface area, which could pose a safety threat to the public and firefighters. Is this the type of risk to property, life and wildlands that the City wants to undertake? Just because you can, does not mean you should.

Water

6

And meanwhile, Corona is in a Stage 3 Water Conservation Alert. In 2015, the City asked its citizens to conserve a staggering 2.3 billion gallons of water and incentivized residents who replaced lawns with drought-tolerant vegetation. The City wants to create homes for 1,028 new residents while asking its existing population to cutback its water consumption by 28%? The city wants residents to install drought-tolerant vegetation while bulldozing 270 acres of native vegetation?

Land Use and Planning

7

Since the project proposes no new parkland or recreational facilities, the developer proposes to mitigate this by paying a park development impact fee. ***I am concerned any fees paid will not be earmarked or directly benefit access, maintenance or parking for the Skyline hiking trails.***

7
(cont.)

Corona's General Plan

8

I would like to remind you of Corona's General Plan goals and policies:

-to support the diverse needs of Corona's residents including opportunities for recreation and social and spiritual activity in balance with natural and open spaces; -to preserve and conserve open spaces for recreation and aesthetic relief;

-to sustain natural open spaces, hillsides and canyons;

-to promote public places that are distinguished by their physical design, image, and effectiveness in nurturing community socialization, and perception as valued places; and,

-to provide open spaces for residents with opportunities to enjoy the natural environment, and provide visual 'relief' from urban development.

I do not believe Skyline Heights is consistent with the General Plan with respect to these goals and policies.

We have something so unique here in Corona that many neighboring cities do not have. ***We have trails and quasi-public areas that provide easy access to our Cleveland National Forest.*** We have vistas from these trails where we can see Mount Baldy and Mount San Jacinto. We need to protect Skyline so that we're not staring down into backyards of million dollar homes and losing a vital resource for a healthy community.

9

Planning Commissioners: you have an obligation to protect the natural beauty of our Corona foothills and our residents access to trails that lead into our national forests and the scenic views that are so unique and part of our City image and identity. ***Your decisions will impact not just the thousands of hikers, mountain bikers, runners, students and families who currently enjoy the beauty found throughout the Skyline trails, but also for many generations ahead.*** All of you, all of us, we are all stewards of these foothills.

I hope you will give careful consideration for a joint long-term solution between the residents, the developer, city leaders, county agencies and federal agencies that addresses the issues above, while promoting quality of life for Corona residents.

It's bad enough that we have the country's worst traffic. Let's not squander the opportunity to protect the very best thing about Corona.

Sincerely,

Patricia Anderson

Comment Letter 45

Patricia (Realo) Anderson
trixieand@gmail.com

Response to Letter 45

Response to Comment 45-1. This comment provides a general introduction regarding the comments raised in this letter. Responses to the comments contained in this letter are provided below in Responses to Comments 45-2 through 45-9 below.

Response to Comment 45-2. The comment requesting an extension of time for public comment on the Draft EIR is noted and will be provided to the decision makers for their consideration. Please see Response to Comment 15-7 (Letter 15, David Wright).

Response to Comment 45-3. With regard to project impacts to Skyline Trail, please see Response to Comment 1-6 under “Access to the CNF” (Letter 1, United States Forest Service).

With regard to project aesthetic impacts, please see Response to Comment 1-4 under “Scenic Integrity” (Letter 1, United States Forest Service).

Response to Comment 45-4. The location of mitigation is negotiated with the lead and regulatory agencies and may or may not include onsite mitigation. The mitigation rule for jurisdictional impacts is based primarily on potential for long term sustainability of the wildlife and botanical species. A functions and values assessment balances the proposed project impacts with the required mitigation and an appropriate mitigation ratio is applied, which accounts for temporal losses and compensates for the impacted functions and resources. So, while the standard regulatory policy is no net loss requiring a mitigation ratio of 1:1 of habitat creation for each acre of jurisdictional impact, the negotiated ratios with the regulatory agencies consider several factors.

The premise of the MSHCP is consistent with this rule in that areas of potential development have been identified and areas of valuable habitat with long term conservation value have been targeted for acquisition and conservation. The analysis of functions and values includes beneficial human uses for recreational purposes, education, scientific study / contribution, as well as aesthetic value; however, these human uses are not valued above wildlife and botanical species needs when offsetting impacts to jurisdictional areas and impacted species. Wildlife agencies generally do not consider long term conservation where human interaction is occurring or potentially increasing. In addition, mitigation areas that are created, either on or offsite, must have specific characteristics that will support sensitive species on a long-term basis without assistance.

Based on the 2013 focused surveys and 2016 general surveys, the project site does not currently support burrowing owl. Since the project site supports suitable habitat, a preconstruction survey will be conducted 30 days prior to ground disturbance in accordance with the MSHCP to ensure burrowing owls are not occupying the site at the time of construction (see Mitigation Measure BIO-MM12 in the Updated Biological

Assessment and the RDEIR). **Response to Comment 45-5.** Please see Response to Comment 6-11 under “Wildland Fire Hazard (Letter 6, California Native Plant Society). Furthermore, approval of the project would not introduce increased fire danger to any other properties in the City.

Response to Comment 45-6. Please see Responses to Comments 9-8 (Letter 9, Petition-Moratorium, iPetitions.com, Sangita Patel) and 18-2 (Letter 18, Kyle Ericson).

Response to Comment 45-7. With regard to project parks and recreation impacts, please see Response to Comment 1-9 under “Proposed On-Site Park and Recreation Facilities” (Letter 1, United States Forest Service).

With regard to the mitigation of project parks and recreation impacts: (1) as indicated in Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open Space District), the project would not impact Skyline Trail or any other dedicated public access trail; (2) as indicated in Response to Comment 1-9, the project’s park and recreation impacts relate to the amount of parkland required to serve the project residents and meet City park requirements, not impacts to dedicated public access trails (of which there will be none); (3) the payment of the City’s park development impact fees, as required by Mitigation Measure PS-5, is intended to mitigate project impacts associated with the provision (or lack thereof) of on-site parkland required to serve project residents; and (4) per City of Corona Municipal Code Chapter 16.35, Park Dedication and In Lieu Fees, park development impact fees collected under Chapter 16.35 are intended to provide project residents with adequate parkland, and thus not create undue pressure on existing City park facilities. For all these reasons, the park development impact fees to be paid by the project would be appropriately earmarked to provide parkland elsewhere in the City to serve project residents, not for access, maintenance or parking for the Skyline hiking trails.

Response to Comment 45-8. With regard to project impacts to open space, please see Response to Comment 1-4 (Letter 1, United States Forest Service).

With regard to project consistency with applicable City of Corona General Plan open space goals and policies, this was evaluated in Section 4.I, Land Use and Planning, of the Draft EIR. As indicated on pages 4.I-19, the project would be consistent with all applicable City General Plan open space goals and policies. Support for this conclusion is provided in Table 4.I-2, General Plan Consistency Analysis, which provides a consistency analysis for each applicable City General Plan land use and open space goal and policy, including those identified in the comment (in order of listing in the comment, Policy 1.1.1 addressed on page 4.I-20, Goal 1.2 addressed on page 4.I-21, Policy 1.5.1 addressed on page 4.I-22, and Goal 1.16 addressed on page 4.I-24). It is noted that several of the goals/policies identified in the comment actually represent only a portion of the goals/policies referenced and/or combine sentences or portions of sentences to emphasize open space, when in fact some of the referenced goals call for balanced growth and a range of uses, only one of which is open space; please see Table 4.J-2 for the full text of each goal/policy. Furthermore, as indicated in Response to Comment 1-4: (1) both the County and the City designate the project site for urban development; (2) approximately 36 percent of the greater annexation area would be zoned agriculture and permanent open space land; (3) the project would largely preserve Mabey Canon and other surrounding open space features; (4) the project would not impact the designated trail head to Skyline Trail in the annexation area; and (5) the project would preserve vehicular and trail access to the CNF. Therefore, the project would be consistent with the City’s General Plan land use open space goals and policies.

Response to Comment 45-9. This comment provides a general conclusion regarding the comments raised in this letter. Responses to the comments contained in this letter are provided above in Responses to Comments 45-1 through 45-8.

LETTER 46

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 4:40 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Protect Skyline Trails (April 11, 2016 Planning Commission)

FYI

From: David James [mailto:david.james1216@gmail.com]
Sent: Monday, April 11, 2016 4:32 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; kpiegel@ci.corona.ca.us; Aaron Hake; Nelson Nelson
Subject: Protect Skyline Trails (April 11, 2016 Planning Commission)

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is David Armenta and I am a resident of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

I personally have hiked Skyline, Tin Mine Canyon, and Hagador Canyon on several occasions. I have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction). We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

2

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

3

Thank you,

David Armenta
Corona, Ca

Comment Letter 46

David (James) Armenta
David.james1216@gmail.com

Response to Letter 46

Response to Comments 46-1 through 46-3. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

LETTER 47

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 3:26 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Protect Skyline Hiking Trail

FYI

From: Brendan M [mailto:brendanm14@yahoo.com]
Sent: Monday, April 11, 2016 3:03 PM
To: Jason Scott; Terri Manuel
Subject: Protect Skyline Hiking Trail

To whom it may concern,

As a resident of Corona for all 21 years of my life, I have seen the city of Corona grow. Seemingly, it has grown every year. New homes, new streets, more lanes on the freeway, once vacant lots used for recreation activity growing up turned into a concrete jungle, our impacted freeways acquiring bridges hundreds of feet high which block views of the majestic mountains. While some may argue that these have been helpful additions to the city, I argue that all I have seen is an increase in traffic. It not takes me roughly an hour to make a trip just to starbucks on most occasions. In the mornings, I have to wake up at 5am to get to my first class at CSUF at 8:30. The reason for this is traffic. The addition of even more houses would make this even worse. On most days the traffic on Green River is even worse than the traffic on the 91 freeway, and I am only driving a mile and a half to the on ramp. Living on Green River, this is how I must access the freeway to go west. And while you say the new renovations to Green River, adding two new lanes and traffic signals, I can say from first hand experience that this is not helped as of yet and on some days has made it worse. 1

Currently, the state of California is in a drought. The rain we have been seeing this El Nino year have been helping. But, In order for this water to have any affect on out state of the drought, the water must be absorbed back into the ground, into the natural reservoirs. By building new homes, the water that once would be able to be absorbed back into the ground would become run-off water that would go to waste. The residents of Corona have already been asked to cut back on water usage by 28%. What would be the effect of 1,000+ new residents? It wouldn't be good, I'll tell you that. 2

Skyline hiking trail has been used by many residents of the area for recreational activity, hiking, mountain biking, absorbing the views, taking in and learning wildlife. This historical trail needs to be protected to allow future use of this trail. Some use this as a getaway from civilization. We do not want to see housing developments on our nature hike. 3

I really hope these concerns are taken into consideration on the issue.

-Brendan McGeown
Corona Resident

Comment Letter 47

Brendan McGeown
Brendanm14@yahoo.com

Response to Letter 47

Response to Comment 47-1. The comments regarding how the commenter has seen the City growth over time, with associated increases in traffic, loss of open space used for recreation activity, and blockage of views, is noted and will be provided to the decision makers. However, as these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin). With regard specifically to project traffic impacts along Green River Road, as indicated in Table 4.M-2, two study intersections and one roadway segment along Green River Road were evaluated in the analysis, including Intersection 1 (Serfas Club Dr./Green River Rd.), Intersection 2 (Paseo Grande/Green River Rd.), and Roadway Segment 1 (Green River Rd. between Serfas Club Dr. and Paseo Grande). As indicated in Tables 4.M-7, 4.M-8. And 4.M-9 of the Draft EIR, the project would result in less than significant traffic congestion at these intersections under Existing With Project, 2020 With Project, and 2035 With Project conditions, respectively. As indicated in Tables 7-2, 8-2 and 9-2 of the TIA, the project would result in less than significant traffic congestion at this roadway segment during these same three conditions.

Response to Comment 47-2. With regard to project impacts on the infiltration of rainwater to the local groundwater table, this is evaluated in Section 4.H-1, Hydrology and Water Quality, of the Draft EIR, with supporting data provided in Appendix H, Preliminary Drainage Report and Water Quality Management Plan. As indicated on page 4.H-5, the Temescal sub-basin, which covers a 26 square mile area of the Upper Santa Ana Valley Groundwater Basin, underlies a portion of the project site. As indicated on pages 4.H-26 and 4.H-27, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table, and as such, the impact would be less than significant. Storm runoff within the development would still be directed to the same streams and channels, and would be absorbed into the ground as it has naturally in the pre-project condition. Although the conveyance systems for storm water runoff would be slightly different than the pre-project condition, the location of the discharge points would be the same. Please refer to Sections 2 and 3 of Appendix H for the pre- and post-project drainage shed and detention requirements.

With regard to project impacts on water supply, please see Response to Comment 9-8 (Letter 9, Petition-Moratorium, iPetitions.com, Sangita Patel).

Response to Comment 47-3. With regard to project impacts to hiking trails, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

With regard to the aesthetics impacts of the project, please see Response to Comment 1-4 (Letter 1, United

States Forest Service).

LETTER 48

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 3:25 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Foothill Extension

FYI

From: luvndirish@aol.com [mailto:luvndirish@aol.com]
Sent: Monday, April 11, 2016 3:10 PM
To: Jason Scott
Subject: Re: Foothill Extension

Hello Jason,

Thank you for your timely response regarding this matter, but I felt this response was a cut and paste type of response, not a sincere, and heartfelt response. I am a concerned and law abiding Corona citizen, who by the way has lived here since 1970, and I too have seen a lot of growth in our town, and by no means do I want to stifle our cities growth, but there has to be a limit. I wish there were a little more compassion coming from our City Council members towards the people that live here and have no choice but to work out of town.

Your response has already made me feel that no matter what we as concerned Corona citizen's have to say, that this cities plight regarding traffic, and overcrowding has already been sealed by those of you who will be making a profit.

Thank you for your "response",
Laura

-----Original Message-----

From: Jason Scott <Jason.Scott@ci.corona.ca.us>
To: luvndirish <luvndirish@aol.com>
Sent: Mon, Apr 11, 2016 10:10 am
Subject: Re: Foothill Extension

Hello Laura,

I thank you for your email. I am aware of the delays the \$1.3 billion project is causing all of us and especially those headed west in the morning. I also know about getting to a Disney position as my son-in-law is in management and needs to also get to his Disney job.

The freeway expansion is critical as more and more people are buying new homes east (Riverside and beyond) and south (county area, Lake Elsinore, and Temecula area) yet work in Orange County. Just recently, a development of over 1,000 home units was approved south of Corona.

The Foothill Parkway was planned long ago and its not being built long ago placed a tremendous hardship on the residents of Ontario Avenue between Paseo Grande and Border. Foothill is also necessary to connect all parts of Corona.

The Corona Council is aware it is understood that development is sometimes difficult while at other times sought. The expansion of our City by private land owners is their legal right so long as they adhere to all legal requirements. The City staff, Planning Commission, nor City Council can legally deny a private property owner's desire to build and develop their land. The

I have seen the City grown since I came in 1968. I'm sure you've heard this story before, but there was no South Corona, Sierra Del Oro, Eagle Glen, or Dos Lagos. The hills around McKinley were hills with one having the old Corona Race

Track – not to be confused with the Corona Road Races around Grand Blvd in 1913, 1914 and 1916. Times have changed as things do change. Some have been difficult and some have been sought.

Thank you,
Jason Scott
Corona City Council

On Apr 11, 2016, at 8:50 AM, "luvndirish@aol.com" <luvndirish@aol.com> wrote:

Hello Corona Elected officials,

Unfortunately, I will not be able to attend the council meeting in person, as I wished to address each of you personally. As a long time resident of Corona, and one of your constituents, I urge you to consider the impacts of additional housing developments in Corona especially along the Foothill Extension. If any of you have experience living in Corona, while working outside of Corona, you should understand the impact of additional vehicle traffic on our already congested streets, and the wasted days of your life you spend in traffic. I myself work for the Walt Disney Company, and will be forced to leave this dream job due to it is already taking me 2-3 hours to get to work in the morning. With this proposed addition to our town, there will be NO WAY I will be able to make my dream job a reality. I know my job security is of no concern to you, but for me this is my life line, and means of making a living.

If memory serves, the foothill project was dreamed up in the late 80's early 90's as a way to alleviate the traffic through the residential areas of Corona. It is just now being built and will prove to be "too little, too late" to serve the needs of CURRENT traffic conditions. Adding approximately 300 new dwelling units with an estimate of 2-3 vehicles per household making several trips a day each will significantly affect the quality of life and worsen the commute for your constituents.

I do understand how lucrative development can be, with the associated taxes and fees that will indeed help the City's financial situation. Please weight the cons of this development including additional gridlock, emissions, removal of forestry, and quality of life impacts of your constituents against the cash flows that will come from this development.

I look forward to hearing from each of you on this matter.

Sincerely,
Laura Brennan-Mayhugh

Comment Letter 48

Laura Brennan-Mayhugh
luvndirish@aol.com

Response to Letter 48

Response to Comment 48-1. The comment that the commenter wishes there were a little more compassion coming from the City Council towards the people that live and work in the City is noted and will be provided to the decision makers. Please see Responses to Comments 48-2 through 48-6 below.

Response to Comment 48-2. Please see Responses to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin) and 10-2 (Letter 10, Nicole Krenzin).

Response to Comment 48-3. This comment is a response from the City of Corona to Comments 48-4 through 48-6 from Laura Brennan-Mayhugh. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 48-4. The comment urging the City Council to consider the impacts of additional housing developments in Corona, especially along the Foothill Extension, is noted and will be provided to the decision makers. Please see Responses to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin) and 10-2 (Letter 10, Nicole Krenzin).

Response to Comment 48-5: Please see Responses to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin) and 10-2 (Letter 10, Nicole Krenzin).

Response to Comment 48-6. The request that the City weigh the pros (e.g., cash flows) and cons (e.g., gridlock, emissions, removal of forestry, impacts to quality of life) of the project is noted and will be provided to the decision makers. The Draft EIR addressed: the traffic impacts of the project in Section 4.M, Transportation, with supporting data provided in Appendix K, Traffic Impact Analysis; the air quality and greenhouse gas (GHG) emissions of the project in Sections 4.B, Air Quality, and 4.F, Greenhouse Gas Emissions, with supporting data provided in Appendix C, Air Quality and Greenhouse Gas Analysis Report; and the impacts of the project on forestry resources in Section 4.O, Agriculture and Forestry Resources. As indicated therein, the project would result in: less than significant traffic impacts with implementation of the stipulated mitigation measures (page 4.M-44); less than significant air quality and GHG impacts with implementation of the proposed project design features (pages 4.B-37 and 4.F-21); and less than significant impacts on forestry resources (page 4.O-8). With respect to quality of life impacts, CEQA does not require the evaluation of such impacts.

LETTER 49

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 3:15 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Opposition to Large (~300DU) Development on Foothill Extension

FYI

From: Aaron Cox [mailto:aaronmcox1@gmail.com]
Sent: Monday, April 11, 2016 2:56 PM
To: Jason Scott
Subject: Re: Opposition to Large (~300DU) Development on Foothill Extension

Jason,

Thanks for writing me back. You do make some valid counter points regarding right to develop the land they rightfully own. I hope the development comes with transportation improvement conditions so that improvements can happen when needed, and not 15 years too late.

Regards,
-Aaron

On Mon, Apr 11, 2016 at 10:24 AM, Jason Scott <Jason.Scott@ci.corona.ca.us> wrote:
Hello Aaron,

I thank you for your email. I am aware of the delays the \$1.3 billion project is causing all of us and especially those headed west in the morning. The freeway expansion is critical as more and more people are buying new homes east (Riverside and beyond) and south (county area, Lake Elsinore, and Temecula area) yet work in Orange County. Just recently, a development of over 1,000 home units was approved south of Corona.

The Foothill Parkway was planned long ago and its not being built long ago placed a tremendous hardship on the residents of Ontario Avenue between Paseo Grande and Border. Foothill is also necessary to connect all parts of Corona.

The Corona Council is aware that development is sometimes difficult while at other times sought. The expansion of our City by private land owners is their legal right so long as they adhere to all legal requirements. The City staff, Planning Commission, nor City Council can legally deny a private property owner's desire to build and develop their land. The

I have seen the City grown since I came in 1968. I'm sure you've heard this story before, but there was no South Corona, Sierra Del Oro, Eagle Glen, or Dos Lagos. The hills around McKinley were hills with one having the old Corona Race Track – not to be confused with the Corona Road Races around Grand Blvd in 1913, 1914 and 1916. Times have changed as things do change. Some have been difficult and some have been sought.

Thank you again,
Jason Scott
Corona City Council

On Apr 11, 2016, at 8:28 AM, Aaron Cox <aaronmcox1@gmail.com> wrote:

Hello Corona Elected officials,

Unfortunately, I will not be able to attend the council meeting in person, as I wished to address each of you personally. As a long time resident of Corona, and one of your constituents, I urge you to consider the impacts of additional housing developments in Corona especially along the Foothill Extension. If any of you have experience living in Corona, while working outside of Corona, you should understand the impact of additional vehicle traffic on our already congested streets, and the wasted days of your life you spend in traffic.

5

If memory serves, the foothill project was dreamed up in the late 80's early 90's as a way to alleviate the traffic through the residential areas of Corona. It is just now being built and will prove to be "too little, too late" to serve the needs of CURRENT traffic conditions. Adding approximately 300 new dwelling units with an estimate of 2-3 vehicles per household making several trips a day each will significantly affect the quality of life and worsen the commute for your constituents.

6

I do understand how lucrative development can be, with the associated taxes and fees that will indeed help the City's financial situation. Please weight the cons of this development including additional gridlock, emissions, removal of forestry, and quality of life impacts of your constituents against the cash flows that will come from this development.

7

I look forward to hearing from each of you on this matter.

Sincerely

-Aaron M. Cox

--

-Aaron M. Cox

Comment Letter 49

Aaron Cox
aaronmcox1@gmail.com

Response to Letter 49

Response to Comment 49-1: With regard to the comment concerning the right to develop private property, please see Response to Comment 1-3 (Letter 1, United States Forest Service).

With regard to the traffic impacts of the project, and the timing of required traffic mitigation: (1) please see Responses to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin) and 10-2 (Letter 10, Nicole Krenzin); (2) as indicated on pages 4.M-43 and 4.M-44 of the Draft EIR, mitigation measures required to reduce the significant traffic impacts of the project to less than significant levels shall be implemented prior to the issuance of any building permits for the project; and (3) as indicated on page 4.M-34 of the Draft EIR, it is anticipated that construction of the project would only occur if the Foothill Parkway Extension Project were completed. However, as of late 2016, the Foothill Parkway Extension has been completed and is currently operational.

Response to Comments 49-2. This comment is a response from the City of Corona to Comments 49-5 through 49-7 from Aaron Cox. Please see Responses to Comments 9-11 (Letter 9, Petition-Moratorium, iPetitions.com, Brad Roekle) and 10-2 (Letter 10, Nicole Krenzin).

Responses to Comments 49-3 and 49-4. This comment is a response from the City of Corona to Comments 49-5 through 49-7 from Aaron Cox. Please see Response to Comment 1-3 under "Development at the Urban-Rural Interface" (Letter 1, United States Forest Service).

Response to Comment 49-5. Please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

Response to Comment 49-6: With regard to project traffic impacts, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin) and 10-2 (Letter 10, Nicole Krenzin).

With regard to the comment that project traffic would significantly affect the quality of life, this comment is noted and will be provided to the decision makers. However, quality of life is not an issue requiring analysis under CEQA.

Response to Comment 49-7. Please see Response to Comment 48-6 (Letter 48, Laura Brennan-Mayhugh).

LETTER 50

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 2:32 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW:

Message sent to the full City Council.

-----Original Message-----

From: Wendie Stevens-Rodriguez [mailto:righttonn@sbcglobal.net]
Sent: Monday, April 11, 2016 1:57 PM
To: Dick Haley; Jason Scott; Randy Fox; Eugene Montanez; Karen Spiegel
Subject:

Dear Mayor, Vice Mayor, Council Members

My name is Wendie Stevens-Rodriguez and I am a resident of Norco, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy

I understand the trail head has already been moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. I believe in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

Despite the massive congestion caused by the 91 freeway, hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

Thank you,

Wendie Stevens-Rodriguez

Sent from my iPad

Sent from my iPad

Comment Letter 50

Wendie Stevens-Rodriguez
righttonn@sbcglobal.net

Response to Letter 50

Response to Comments 50-1 through 50-3. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

LETTER 51

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 12:00 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Skyline Heights Proposed Development

FYI

From: Nicole Krenzin [mailto:nicole.krenzin@gmail.com]
Sent: Monday, April 11, 2016 11:45 AM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Jason Moquin
Subject: Skyline Heights Proposed Development

Hello Corona Elected officials,

I will be attending the planning meeting this evening. But also wanted to put something in writing. As a resident of the foothills of Corona, and one of your constituents, I urge you to consider the impacts of additional housing developments in Corona especially along the Foothill Extension. If any of you have experience living in Corona, while working outside of Corona, you should understand the impact of additional vehicle traffic on our already congested streets, and the wasted days of your life you spend in traffic. On days like today, my husband spent over 2 hours trying to get to work, half of that was just trying to get ON the freeway. On a "normal" day, it takes him over an hour to go 30 miles. He'll do the same coming home, and on some nights will not even be able to see our children before they go to sleep.

The foothill project is intended to alleviate the traffic through the residential areas of Corona. Adding approximately 300 new houses with an estimate of 2-3 vehicles per household making several trips a day each will significantly affect the quality of life and worsen the commute for your constituents. The new homes that are being built (including all of the other current and proposed residential developments in Corona) will, in effect, negate any potential traffic improvement hoped to gain from the Foothill extension and the 91 project.

In addition, in Corona's General Plan states that, "Corona will respect and enhance it's environmental resources." and "accommodate land use development **in balance with the preservation and conservation of open spaces for recreation, aesthetic relief, natural resource value, and public safety.**" Thus far, I see no attempt to enhance it's environmental resources. I see the views of our beautiful hills and open spaces being bulldozed, and homes being built directly adjacent to, and visible from our one and only hiking trail. Most other thriving cities offer their residents ecological preserves and walking trails such as the Santa Rosa Plateau, and innovative open-space parks for children such as Adventure Park in Irvine. Besides Skyline, which continues to be choked by development, Corona offers none of these. Every open space is re-zoned for housing development. Corona is not Orange County's bedroom, and we should stop treating it as such.

I do understand how lucrative development can be, with the associated taxes and fees that will indeed help the City's financial situation. Please weight the cons of this development including additional gridlock, emissions, school over-crowding, removal of forestry, and quality of life impacts of your constituents against the cash flows that will come from this development.

I love Corona, and want to see it thrive. We need to focus our energy on the redevelopment of our downtown area. I believe with that, and supply and demand, we could see an amazing re-birth of the homes in our historical districts, such as in Redlands, Orange, Fullerton, etc. If we keep building new homes, there is no incentive to "fix up" the older homes. And people will continue to dine, shop, and play in other communities.

I look forward to hearing from each of you on this matter.

Sincerely,

Nicole Krenzin
2627 Falcon Circle
Corona, CA 92882

4
(cont.)

Comment Letter 51

Nicole Krenzin
2627 Falcon Circule
Corona, CA 92882
icole.krenzin@gmail.com

Response to Letter 51

Response to Comment 51-1 and 51-2. With regard to project traffic impacts, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

With regard to the incorporation of cumulative development into the traffic analysis, please see Response to Comment 10-2 (Letter 10, Nicole Krenzin).

Response to Comment 51-3. With regard to project consistency with City of Corona General Plan's open space goals and policies, please see Response to Comment 45-8 (Letter 45, Patricia (Realo) Anderson).

With regard to project aesthetics impacts, please see Response to Comment 1-4 under "Scenic Integrity" (Letter 1, United States Forest Service).

Response to Comment 51-4. The request that the City weigh the pros (e.g., cash flows) and cons (e.g., gridlock, emissions, removal of forestry, impacts to quality of life) of the project is noted and will be provided to the decision makers. Please see Response to Comments 48-6 (Letter 48, Laura Brennan-Mayhugh).

With regard to impacts to schools, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

With regard to the comment that the City should focus its energy on the redevelopment of the downtown, this comment is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

LETTER 52

David Crook

From: Terri Manuel <Terri.Manuel@ci.corona.ca.us>
Sent: Monday, April 11, 2016 12:01 PM
To: Joanne Coletta
Subject: FW: Proposed Skyline Heights Development

From: Nicole Krenzin [mailto:nicole.krenzin@gmail.com]
Sent: Monday, April 11, 2016 11:48 AM
To: Terri Manuel
Subject: Proposed Skyline Heights Development

Hello,

I will be attending the planning meeting this evening. But also wanted to put something in writing. As a resident of the foothills of Corona, I urge you to consider the impacts of additional housing developments in Corona especially along the Foothill Extension. If any of you have experience living in Corona, while working outside of Corona, you should understand the impact of additional vehicle traffic on our already congested streets, and the wasted days of your life you spend in traffic. On days like today, my husband spent over 2 hours trying to get to work, half of that was just trying to get ON the freeway. On a "normal" day, it takes him over an hour to go 30 miles. He'll do the same coming home, and on some nights will not even be able to see our children before they go to sleep.

The foothill project is intended to alleviate the traffic through the residential areas of Corona. Adding approximately 300 new houses with an estimate of 2-3 vehicles per household making several trips a day each will significantly affect the quality of life and worsen the commute for your constituents. The new homes that are being built (including all of the other current and proposed residential developments in Corona) will, in effect, negate any potential traffic improvement hoped to gain from the Foothill extension and the 91 project.

In addition, in Corona's General Plan states that, "Corona will respect and enhance it's environmental resources." and "accommodate land use development **in balance with the preservation and conservation of open spaces for recreation, aesthetic relief, natural resource value, and public safety.**" Thus far, I see no attempt to enhance it's environmental resources. I see the views of our beautiful hills and open spaces being bulldozed, and homes being built directly adjacent to, and visible from our one and only hiking trail. Most other thriving cities offer their residents ecological preserves and walking trails such as the Santa Rosa Plateau, and innovative open-space parks for children such as Adventure Park in Irvine. Besides Skyline, which continues to be choked by development, Corona offers none of these. Every open space is re-zoned for housing development. Corona is not Orange County's bedroom, and we should stop treating it as such.

I do understand how lucrative development can be, with the associated taxes and fees that will indeed help the City's financial situation. Please weight the cons of this development including additional gridlock, emissions, school over-crowding, removal of forestry, and quality of life impacts of your constituents against the cash flows that will come from this development.

I love Corona, and want to see it thrive. We need to focus our energy on the redevelopment of our downtown area. I believe with that, and supply and demand, we could see an amazing re-birth of the homes in our historical districts, such as in Redlands, Orange, Fullerton, etc. If we keep building new homes, there is no incentive to "fix up" the older homes. And people will continue to dine, shop, and play in other communities.

I look forward to hearing from you on this matter.

Sincerely,

Nicole Krenzin
2627 Falcon Circle
Corona, CA 92882

Comment Letter 52

Nicole Krenzin
2627 Falcon Circule
Corona, CA 92882
nicole.krenzin@gmail.com

Response to Letter 52

Response to Comments 52-1 through 52-4. Please see Responses to Comments 51-1 through 51-4.

LETTER 53

David Crook

Subject: FW: Proposed Parking Lot on Mangular and Chase for the Skyline Hikers

From: along350@aol.com [<mailto:along350@aol.com>]

Sent: Monday, April 11, 2016 10:27 AM

To: Terri Manuel

Subject: Proposed Parking Lot on Mangular and Chase for the Skyline Hikers

April 11, 2016

To the City of Corona, Community Development Department
Attn: Terri Manuel, Planning Manager

We have been advised that the city is about to propose a plan to build a public parking lot on the south side of the County Flood Control and Water Conservation Basin located on Chase Drive between Mangular and Skyline Drive. This parking lot will be for the hikers and bikers that visit the Skyline Trailhead one mile away.

My husband and I own 8 acres across the street from this proposed parking lot. Our 8 acres consists of 3 separate properties, our residence and two other homes, which are rental residences for two other families. Our property line runs up Skyline Drive from Chase to Foothill, which is where you want all the people to walk to the Trailhead.

We oppose this parking lot in the strongest possible terms and we are very concerned that you are thinking about putting a public parking lot in a quiet residential neighborhood.

We have had negative experiences for the past 12 years with the Skyline hikers and bikers. Some of these people would park on Skyline or Chase to walk up to the Trailhead. Some would urinate on our fences and bushes (because there is no public restrooms and they have been out on the trail all day), they would throw their trash all over the street, they would not pick up after their dogs, they would return to their cars at all hours of the evening and hangout and party at their cars before going home, they would block our driveways, go onto our private property and steal our avocados, they would drive their dirt bikes fast down the middle of Skyline Drive Street, being a nuisance and causing a disturbance. At night the wash and area because of its privacy would become a popular gathering and hang out spot for youths to hang out and party. We are afraid if this parking lot is built all these issues will become a problem on a much bigger scale.

When we heard about this proposed parking lot, we decided to go up on Foothill and keep a log of how many cars would park there at different times of the day. What we found out is very disturbing. At times there would be over 150 cars parked there at one time. And each car does not have only one person in them, but 2, 3, 4, 6 even more people would pile out of the cars. That's over 300 people on some days that would be walking up our property line. Skyline Drive from Chase Drive to Foothill is a public street. It is only a single lane and it serves as a street for us and our renters to go to and from our property. If you put in this parking lot and have all these people walk up this street, you would be denying our renters and us a safe access to our homes and property and denying us a safe surrounding. Our renters have told us that they foresee a safety issue if this parking lot is built and they fear for the safety of their children and family in an area that was once considered safe, and if you approve this parking lot, they will be moving from their houses.

In your Corona Municipal Code book, under Off-Street Parking you have listed that parking facilities shall be located not more than 300 feet from the building or use it is required to serve. When I brought this up to some of the City employees they advised me the Skyline Trail begins at the corner of Skyline Drive and Chase. We and our Attorney have looked through several city and county documents and nowhere does it state this portion of Skyline Drive is a legal trail. In fact it's listed as a public street. You cannot just say this is a trail because you want to put in a public parking lot close by.

It is true that the Skyline Trail Hikers and Bikers need a parking lot after Foothill is completed. But putting their parking lot in our residential area is not a good solution. This will cause an enormous traffic problem, safety issue, a noise issue, public nuisance, a huge spillover parking onto our residential neighborhoods, and a decrease in property value in the neighborhood.

We ask you to please consider the effects this will have on our neighborhood and to come up with another area closer to the Trailhead or off of Foothill before all these new homes are built in the Skyline Heights.

Thank you,

Ann Long

Donald Long
1460 W Chase Drive,
Corona, CA 92882

Comment Letter 53

Ann and Donald Long
1460 W. Chase Drive
Corona, CA 92882
along350@aol.com

Response to Letter 53

Responses to Comments 53-1 through 53-3 Please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

LETTER 54

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 11:20 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: I oppose encroachment at skyline trails

Message sent to the full City Council.

-----Original Message-----

From: rachel.dossantos25@gmail.com [mailto:rachel.dossantos25@gmail.com]
Sent: Monday, April 11, 2016 10:29 AM
To: Karen Spiegel
Subject: I oppose encroachment at skyline trails

Mrs. Spiegel,

I am a homeowner near skyline trail. I highly oppose the proposition to build more houses near skyline. With the Foothill Parkway extension, there will be enough traffic as it is. Adding additional homes out here will only make things worse. My family and I have resided in corona for many years and our backyard backs right up to foothill/skyline. Please do not build more homes.

Thank you for taking the time to read this.

Rachel DosSantos

Sent from my iPhone

Comment Letter 54

Rachel DosSantos
rachel.dossantos25@gmail.com

Response to Letter 54

Response to Comment 54-1. The comment expressing opposition to building more homes in the Skyline area is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

LETTER 55

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 10:50 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: 300 home development proposal

FYI

-----Original Message-----

From: jenndaughaday@gmail.com [mailto:jenndaughaday@gmail.com]
Sent: Monday, April 11, 2016 10:36 AM
To: Jason Scott
Cc: Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake
Subject: 300 home development proposal

I oppose the new 300 home development that is proposed once the foothill extension is complete. This project will add almost 3,000 daily car trips to our gridlocked city.

Respectfully,

Jennifer K. Daughaday
(951) 358-9669

Sent from my iPhone stopped in traffic

1

Comment Letter 55

Jennifer Daughaday
jenndaughaday@gmail.com

Response to Letter 55

Response to Comment 55-1. The comment expressing opposition to project is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

LETTER 56

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 9:34 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Foothill Expansion

Message sent to the full City Council.

From: Sean Soto [mailto:Sean.Soto@panasonic.aero]
Sent: Monday, April 11, 2016 9:14 AM
To: Dick Haley; Jason Scott; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake
Subject: Foothill Expansion

To Whom it May Concern,

I am wholeheartedly opposed to the 300 new home development proposal at the Foothill Expansion.

Traffic is already a nightmare in our city, until that is handled first (and public transportation closely following that), we don't need to spend resources on adding more homes only to create more traffic.

Why not focus on bringing more business/jobs to Corona? Corona is a wonderful city for new families, spending less time in traffic and more time at home seems like something we would all vote for.

Thank you,

-SRS

1

Comment Letter 56

Sean Soto
Sean.Soto@panasonic.aero

Response to Letter 56

Response to Comment 56-1. The comments expressing opposition to project, and requesting that the City focus on bringing more business/jobs to the Corona, is noted and will be provided to the decision makers. However, as these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

LETTER 57

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 9:28 AM
To: Joanne Coletta
Subject: FW: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

JC – FYI Supervisor Tavaglione has been cc'd on these.

From: Tavaglione, John [mailto:JTavaglione@rcbos.org]
Sent: Monday, April 11, 2016 9:13 AM
To: Field, John; Eugene Montanez
Subject: Fwd: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

John Tavaglione
Sent from my iPhone

Begin forwarded message:

From: Eugene Montanez <Eugene.Montanez@ci.corona.ca.us>
Date: April 11, 2016 at 8:07:39 AM PDT
To: Elsa Yoshida <epyoshida@yahoo.com>
Cc: Darrell Talbert <Darrell.Talbert@ci.corona.ca.us>, "Tavaglione, John" <JTavaglione@rcbos.org>
Subject: Re: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Thank you for the email, but the project you mentioned will not affect the Skyline trail in any manner. All access will remain.

There are many rumors out there. I would encourage you to actually investigate the truth. I have lived in Corona since 1964 and have used the trail as a Boy Scout and as an adult, and feel as strongly about access to the Forest as anyone.

The property in question has never been a part of the Forest, and has been in plans of development for well over 20 years.

Please give me a call if you would like to discuss further.

Eugene Montanez
Council Member
City of Corona
951-734-8181 (personal office)

From: Elsa Yoshida <epyoshida@yahoo.com>

Reply-To: Elsa Yoshida <epyoshida@yahoo.com>

Date: Sunday, April 10, 2016 at 6:36 PM

To: Jason Scott <Jason.Scott@ci.corona.ca.us>, Dick Haley <Dick.Haley@ci.corona.ca.us>, Randy Fox <Randy.Fox@ci.corona.ca.us>, Eugene Montanez <eugene.montanez@ci.corona.ca.us>, Karen Spiegel <Karen.Spiegel@ci.corona.ca.us>, Aaron Hake <Aaron.Hake@ci.corona.ca.us>, Nelson Nelson <Nelson.Nelson@ci.corona.ca.us>

Cc: "Trixieand@gmail.com" <Trixieand@gmail.com>

Subject: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Elsa Yoshida and I am a resident of Murrieta, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

2
(cont.)

I personally have enjoyed, and benefited and have hiked Skyline numerous times since 2014 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

3

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

4

Thank you,

Elsa Yoshida

Comment Letter 57

Elsa Yoshida
epyoshida@yahoo.com

Response to Letter 57

Response to Comment 57-1. This comment is a response from the City of Corona to Comments 57-2 through 57-4 from Elsa Yoshida. With regard to the portion of the City's response stating that the project site has never been part of the Cleveland National Forest (CNF), the project site is private property that is located wholly within the CNF. Please see Response to Comment 1-3 under "Consistency with CNF LMP" (Letter 1, United States Forest Service) for further discussion. With regard to portion of the City's response regarding impacts on Skyline Trail, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) for further discussion.

Response to Comments 57-2 through 57-4. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

LETTER 58

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 9:25 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Skyline trail

Message sent to Mayor.

-----Original Message-----

From: Malinda [mailto:malindavance@aol.com]
Sent: Monday, April 11, 2016 9:13 AM
To: Jason Scott
Subject: Skyline trail

Hi

I am writing to oppose the 300 homes being built near skyline drive. We already have way too much traffic in this city and making the expansion will just increase that. The area is expanding the road on foothill and with 300 more homes it's likely not worth expanding as it will not make much difference with more cars using it. The trails are already surrounded by homes built a few years ago and it's not the same scenic outdoor feel you got when the homes were not there. I am sure there are plenty more open land areas somewhere else that these investors could build homes on. Please save our trails and build somewhere else. Thanks

Sent from my iPhone

Comment Letter 58

Malinda Vance
malindavance@aol.com

Response to Letter 58

Response to Comment 58-1. The comment expressing opposition to project is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

With regard to the open space impacts of the project, please see Response to Comment 1-4 (Letter 1, United States Forest Service).

With regard to the impacts of the project on hiking trails, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

LETTER 59

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 9:06 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Stop the madness!

Message sent to Mayor.

-----Original Message-----

From: Sylvia Sparks [mailto:angelssparks@sbcglobal.net]
Sent: Monday, April 11, 2016 8:51 AM
To: Jason Scott
Subject: Stop the madness!

Since I am stuck, not moving in car this morning, took me to get to work in 2 hours, please i oppose the new 300 home development that is proposed once the foothill extension is complete. This project will add almost 3,000 daily car trips to our gridlocked city.

1

Sent from my iPhone

Comment Letter 59

Sylvia Sparks
angelssparks@sbcglobo.net

Response to Letter 59

Response to Comment 59-1. The comment expressing opposition to project is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

LETTER 60

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Monday, April 11, 2016 8:52 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: [BULK] April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Importance: Low

FYI

From: Brittney Pecore [mailto:bpecore@gmail.com]
Sent: Saturday, April 09, 2016 10:14 AM
Subject: [BULK] April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail
Importance: Low

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Brittney Pecore and I am a resident of Corona, California, in the Mountain Gate Area. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the

encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

1
(cont.)

I have lived in Corona for 26 years, since I was 6 years old, and I remember when Skyline started at Chase. It has changed so much since the homes on Foothill went in and to images part of our forest and natural hiking trail disappearing to more homes breaks my heart. I personally have hiked with my parents, children and friends, taken mountain bikes up, and enjoyed the view from the top. Please don't take this away from us. There are NO other hiking trails in corona and manufactured green belts do not substitute for nature.

2

In addition to the quality of life the skyline hiking trail provides, the negative impacts of more homes in corona vastly outweigh whatever economic positives you see. Traffic, congestion, speeding and overcrowding are diminishing our quality of life as small families and communities. I've lived in corona since 1989 and have watched it expand to the concrete jungle of tract homes upon more tract homes. I've watched orange groves burned (Main & Foothill, while I was in high school), cut down (Cajalco & 15 fwy) and abandoned (Lincoln & Highgrove). I've seen open fields leveled and developed (El Cerrito & 15 fwy - which is causing AWFUL traffic and issues). The LAST thing we need is another tract.

3

We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

Thank you,

Brittney Pecore

Comment Letter 60

Brittney Pecore
bpecore@gmail.com

Response to Letter 60

Response to Comments 60-1 through 60-4. Please see Responses to Comments 15-1 through 15-6(Letter 15, David Wright).

LETTER 61

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Tuesday, April 12, 2016 11:54 AM
To: David Crook; Mike Byer (mbyer@richlandinvestments.com)
Subject: FW: Skyline Dr. Meeting on April 11th

From: Terri Manuel
Sent: Tuesday, April 12, 2016 7:54 AM
To: Joanne Coletta
Subject: FW: Skyline Dr. Meeting on April 11th

This one came after the meeting started.

From: lolly janoski [mailto:lolly_janoski@yahoo.com]
Sent: Monday, April 11, 2016 6:16 PM
To: Terri Manuel
Subject: Skyline Dr. Meeting on April 11th

Hello Terri,

I am writing my response to the EIR that is being discussed at the meeting tonight. I want these comments to be part of the public record as I am unable to attend. I have lived in Corona since 1977. I taught at Corona High School and my kids went all through Corona schools and now have successful careers and families and live here, also. My husband currently works in Corona.

Here are some concerns:

1. Residents of Corona are required to reduce their water usage by 50%. I have reduced mine by 70%. It is irresponsible to destroy native chaparral that requires no city water, to build homes that will use water. It doesn't matter whether they have recycled water, they are still using more water than that land is currently using.

2. Regardless of building codes for fire safe homes, there will be a fire there one day, and firefighters lives will be in danger trying to protect homes that should not be so close to a National forest. Once again, it is irresponsible.

3. The City Council maintains that once the 91 FWY expansion is completed, there will be no local traffic problems. This might be the case for a few years, IF the city would stop residential construction. There is no point in "building out" Corona as the city manager suggests. That just increases water usage and traffic.

4. Regarding the project planned at Skyline Drive, this area is a fabulous resource of beauty, a delicate ecosystem, and a wonderful recreation area. There should be a paradigm shift in the focus of the council regarding this natural treasure. We should all be doing everything we can to protect it for now and for generations to come.

If you go to see the waterfall in Monrovia, you wind through an old residential neighborhood to get to the parking at the trail head. If the lot is full, you are allowed to park on the residential streets. The neighbors are proud of their natural habitat and eager for people to enjoy it.

If you drive down the 133 to Laguna, there is parking at trail heads and port-a-potties and information about the trails.

5
(cont.)

The Foothill/Eastern Transportation Corridor board approved a \$2.9 million contract to install wildlife fencing along the 241. What a commitment to nature and wildlife! This was done in conjunction with UC Davis, who has had previous projects that tagged and monitored the mountain lions of the Santa Ana Mountains.

Yet, in Corona, a neighborhood of a few houses was able to block the public from easy public access to the Cleveland National Forest because they did not like the traffic. It is as though hundreds of people who use this land for recreation on a weekly basis are less important than homeowners. This land has been used for decades by the public. Way before the tract of homes was built. Now, there is talk of moving the access even further from the Skyline Trail. Once again, the people who love and enjoy this area take second place to development of homes. It's not appropriate.

Our beautiful foothills contain mountain lions, deer, Bobcats, to name a few, plus many, many species of birds. In fact, there are probably only about 20 mountain lions left in the Santa Ana Mountains. Their biggest threat is man. Building houses close to their territory is a recipe for disaster as many are shot who wander close to neighborhoods. The construction, the noise, the pollutants will wreak havoc on the delicate balance of this ecosystem. The mitigation is to try to avoid noise, construction, etc. during January to September for nesting birds, which is pretty funny, really. We all know that isn't going to happen. So, the EIR states they will basically do their best to not disrupt nature.

6

Please try to embrace this natural resource and enhance it for the enjoyment of the public. I think this area could be really friendly to hikers, bikers, and nature lovers, and a source of beauty and pride for all of Corona if we all pool our resources and make a commitment to preserving it, not using it for monetary gain. It is a unique spot in Corona. Let's keep it that way.

Comment Letter 61

Lolly Janoski
janoski@yahoo.com

Response to Letter 61

Response to Comment 61-1. The request that the comments in this letter be part of the public record is noted and will be provided to the decision makers. As this request does not raise a substantial issue on the content of the Draft EIR, no further response is required.

With regard to the balance of the comment, it provides a general introduction regarding the comments raised in this letter. Responses to the comments contained in this letter are provided below in Responses to Comments 61-2 through 61-6.

Response to Comment 61-2. Please see Response to Comment 9-8 (Letter 9, Petition-Moratorium, iPetitions.com, Sangita Patel).

Response to Comment 61-3. Please see Response to Comment 6-11 under “Wildland Fire Hazard” (Letter 6, California Native Plant Society).

Response to Comment 61-4: The comments that the 91 FWY expansion will only reduce traffic problems in the City for a while, and that there is no point in building out Corona because that would just increase traffic and water usage, these comments are noted and will be provided to the decision makers. Please see Responses to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin) and 9-8 (Letter 9, Petition-Moratorium, iPetitions.com, Sangita Patel).

Response to Comment 61-5. With regard to the aesthetics, biological resources, and open space impacts of the project, please see Responses to Comments 1-4 (Letter 1, National Forest Service), 32-1 (Letter 32, K. Zimmerman), and 1-4 (Letter 1, United States Forest Service), respectively.

With regard to the impacts of the project on hiking trails, and on trail access and access to the CNF, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District), and Response to Comment 1-6 under “Access to the CNF” (Letter 1, United States Forest Service), respectively.

With regard to existing public use of the project site, the project site represents private property. Furthermore, no dedicated public access trails, other than Skyline Trail which will be preserved, bisect the project site. Please see Response to Comment 1-3 under “Development at the Urban-Rural Interface” (Letter 1, United States Forest Service) for further discussion.

Response to Comment 61-6. The proposed Project will not remove wildlife movement corridors but will have an impact on overall habitat and range for this species through loss of habitat. Mountain lions are “Covered Species Adequately Conserved” under the MSHCP. Therefore, impacts to mountain lion have been addressed in the MSHCP, in addition to the project EIR. Management of “edge effects” under Urban/Wildland

Interface Section 9.5 of the Updated Biological Assessment (Appendix A of the RDEIR) will reduce indirect impacts to all wildlife species, including mountain lions. Please see Response to Comment 4-11 above. In addition, Mitigation Measure BIO-MM13 was added to the EIR to reduce human and mountain lion conflicts:

Mitigation Measure BIO-MM13. 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.

LETTER 62

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Tuesday, April 12, 2016 4:20 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Skyline

Message sent to the full City Council

-----Original Message-----

From: Elaine Harris [mailto:elainehmft@sbcglobal.net]
Sent: Tuesday, April 12, 2016 4:19 PM
To: Randy Fox
Subject: Skyline

Mr. Fox - I would like to request that you vote to keep Skyline as is and not approve additional housing in that area. This has been a hidden treasure (along with Tin Mine Canyon) in Corona where people can get away and feel a part of nature which adding homes would destroy. There has been so many housing and apartment complexes approved that the subsequent cars and people are going to make all the Freeway improvements obsolete. Please say no to this one. Thank you . . . Elaine Harris

1

Comment Letter 62

Elaine Harris
elainehmft@sbcglobal.net

Response to Letter 62

Response to Comment 62-1. The comment requesting that the City note approve the project is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to existing public use of the project site, the project site represents private property. Furthermore, no dedicated public access trails, other than Skyline Trail which will be preserved, bisect the project site. Please see Response to Comment 1-3 under “Development at the Urban-Rural Interface” (Letter 1, United States Forest Service) for further discussion.

With regard to the impacts of the project on traffic, biological resources, and open space, please see Responses to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin), 32-1 (Letter 32, K. Zimmerman), and 1-4 (Letter 1, United States Forest Service), respectively.

LETTER 63

David Crook

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Sent: Tuesday, April 12, 2016 8:19 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: housing development

Message sent to the full City Council

From: Linda Terry [mailto:lindalouise45@aol.com]
Sent: Monday, April 11, 2016 10:40 PM
To: Jason Scott; dhaley@ci.coron.ca.us; Randy Fox; emontanez@ci.ca.us; kspiegel@ci.ca.us; ahake@ci.c
Subject: housing development

HELLO Elected officials.,,

UNFORTUNATELY, I will not be able to attend the council meeting in person, as I wished to address each of you personally. As a long time resident of Corona 41 years, and one of your constituents I urge you to consider the impacts of additional housing developments in corona especially along the Foothill Extension... If any of you have experience living in corona while working outside of corona, you should understand the impact of additional vehicle traffic on our already congested streets, and the wasted days of your life you spend in traffic, If memory serves, the foothill project was dreamed up in the late 80;s early 90's as a way to alleviate the traffic though the residential areas of corona.. It is just now being build and will prove to be "too little, too late" to serve the needs of current traffic conditions.. Adding approximately 300 new dwelling units with an estimate of 2-3 vehicles per household making several trips a day each will significantly affect the quality of life and worsen the commute for your constituents. In as much as I understand how lucrative development can be, with the associated taxes and fees that will indeed help the city's financial situation, please weigh in the cons of this including additional gridlock, emissions, removal of forestry and quality of life impacts of your constituents against the cash flow that will come from this development.. I personally would think that creating things to do for the already over crowded corona and jobs or welcoming businesses here in the city would be a much more lucrative and sensible solution. No more housing here in corona we are already over populated...

I look forward to hearing from each of you on this matter,,,

Respectfully

Linda Terry-
Corona, Ca 92879



Linda Terry
lindalouise45@aol.com

Comment Letter 63

Linda Terry
Corona, CA 92879
lindalouise45@aol.com

Response to Letter 63

Responses to Comments 63-1 and 63-2. The comment requesting that the Corona City Council consider the impacts of the proposed project is noted and will be provided to the decision makers. The Draft EIR provides a complete and full analysis of the potential environmental effects associated with the project in accordance with CEQA requirements.

With regard to the traffic impacts of the project, including along the recently completed Foothill Parkway extension, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

Response to Comment 63-2: With regard to the traffic impacts of the project, and the timing of required traffic mitigation: (1) please see Responses to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin) and 10-2 (Letter 10, Nicole Krenzin); (2) as indicated on pages 4.M-43 and 4.M-44 of the Draft EIR, mitigation measures required to reduce the significant traffic impacts of the project to less than significant levels shall be implemented prior to the issuance of any building permits for the project; and (3) as indicated on page 4.M-34 of the Draft EIR, it is anticipated that construction of the project would only occur if the Foothill Parkway Westerly Extension Project were completed. As noted previously, the construction of this project was completed in late 2016 and the roadway is currently operational.

Response to Comment 63-3. The request that the City weigh the pros (e.g., cash flows) and cons (e.g., gridlock, emissions, removal of forestry, impacts to quality of life) of the project is noted and will be provided to the decision makers. Please see Response to Comments 48-6 (Letter 48, Laura Brennan-Mayhugh).

The comments expressing opposition to more housing in the City of Corona, and requesting that the City focus on overcrowding and bringing more jobs and businesses to the City, is noted and will be provided to the decision makers. However, as these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

LETTER 64

David Crook

From: along350@aol.com
Sent: Monday, April 11, 2016 10:40 AM
To: commdev@ci.corona.ca.us
Subject: Planning and Zoning Meeting April 11, 2016 regarding the Parking for the Skyline Trailhead Hikers

April 11, 2016

To the City of Corona, Community Development Department
Attn: Terri Manuel, Planning Manager

We have been advised that the city is about to propose a plan to build a public parking lot on the south side of the County Flood Control and Water Conservation Basin located on Chase Drive between Mangular and Skyline Drive. This parking lot will be for the hikers and bikers that visit the Skyline Trailhead one mile away.

My husband and I own 8 acres across the street from this proposed parking lot. Our 8 acres consists of 3 separate properties, our residence and two other homes, which are rental residences for two other families. Our property line runs up Skyline Drive from Chase to Foothill, which is where you want all the people to walk to the Trailhead.

We oppose this parking lot in the strongest possible terms and we are very concerned that you are thinking about putting a public parking lot in a quiet residential neighborhood.

We have had negative experiences for the past 12 years with the Skyline hikers and bikers. Some of these people would park on Skyline or Chase to walk up to the Trailhead. Some would urinate on our fences and bushes (because there is no public restrooms and they have been out on the trail all day), they would throw their trash all over the street, they would not pick up after their dogs, they would return to their cars at all hours of the evening and hangout and party at their cars before going home, they would block our driveways, go onto our private property and steal our avocados, they would drive their dirt bikes fast down the middle of Skyline Drive Street, being a nuisance and causing a disturbance. At night the wash and area because of its privacy would become a popular gathering and hang out spot for youths to hang out and party. We are afraid if this parking lot is built all these issues will become a problem on a much bigger scale.

When we heard about this proposed parking lot, we decided to go up on Foothill and keep a log of how many cars would park there at different times of the day. What we found out is very disturbing. At times there would be over 150 cars parked there at one time. And each car does not have only one person in them, but 2, 3, 4, 6 even more people would pile out of the cars. That's over 300 people on some days that would be walking up our property line. Skyline Drive from Chase Drive to Foothill is a public street. It is only a single lane and it serves as a street for us and our renters to go to and from our property. If you put in this parking lot and have all these people walk up this street, you would be denying our renters and us a safe access to our homes and property and denying us a safe surrounding. Our renters have told us that they foresee a safety issue if this parking lot is built and they fear for the safety of their children and family in an area that was once considered safe, and if you approve this parking lot, they will be moving from their houses.

In your Corona Municipal Code book, under Off-Street Parking you have listed that parking facilities shall be located not more than 300 feet from the building or use it is required to serve. When I brought this up to some of the City employees they advised me the Skyline Trail begins at the corner of Skyline Drive and Chase. We and our Attorney have looked through several city and county documents and nowhere does it state this portion of Skyline Drive is a legal trail. In fact it's listed as a public street. You cannot just say this is a trail because you want to put in a public parking lot close by.

It is true that the Skyline Trail Hikers and Bikers need a parking lot after Foothill is completed. But putting their parking lot in our residential area is not a good solution. This will cause an enormous traffic problem, safety issue, a noise issue, public nuisance, a huge spillover parking onto our residential neighborhoods, and a decrease in property value in the neighborhood.

We ask you to please consider the effects this will have on our neighborhood and to come up with another area closer to the Trailhead or off of Foothill before all these new homes are built in the Skyline Heights.

Thank you,

Ann Long

Donald Long
1460 W Chase Drive,
Corona, CA 92882
(951) 316-0952

Comment Letter 64

Ann and Donald Long
1460 W. Chase Drive
Corona, CA 92882
along350@aol.com

Response to Letter 64

Response to Comments 64-1 through 64-3. Please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

LETTER 65

Comments for the Draft EIR for Skyline Heights

4.C-1 The Canyon highlighted should be mitigated on site not off site mitigation. It should not be disturbed.

1

4.C-5 All blue line streams should not be disturbed. Any retention basin should be conditioned in the "Conditions of Approval" to planned and maintained with native plants

2

2-7 There still seems to have an impact on Skyline Drive by having homes built too close to the road, where the s-turn (first lookout area) is located by the development. The development needs some type of document for the owners of the house to sign to make them aware of the recreation use of Skyline Dr. Also, the glare from the street light will hinder the night time views

3

Any type of in lieu fees for recreation should stay within a mile of the development, trails, parks, greenbelts, schools. An Outlook needs to be connected to a public path. To replace the ones by Maybe Canyon

4

The traffic light, propose for Boarder and Ontario Ave, should not be installed because Foothill is supposed to take away the pressure from Ontario. I am 300 feet from this interception.

5

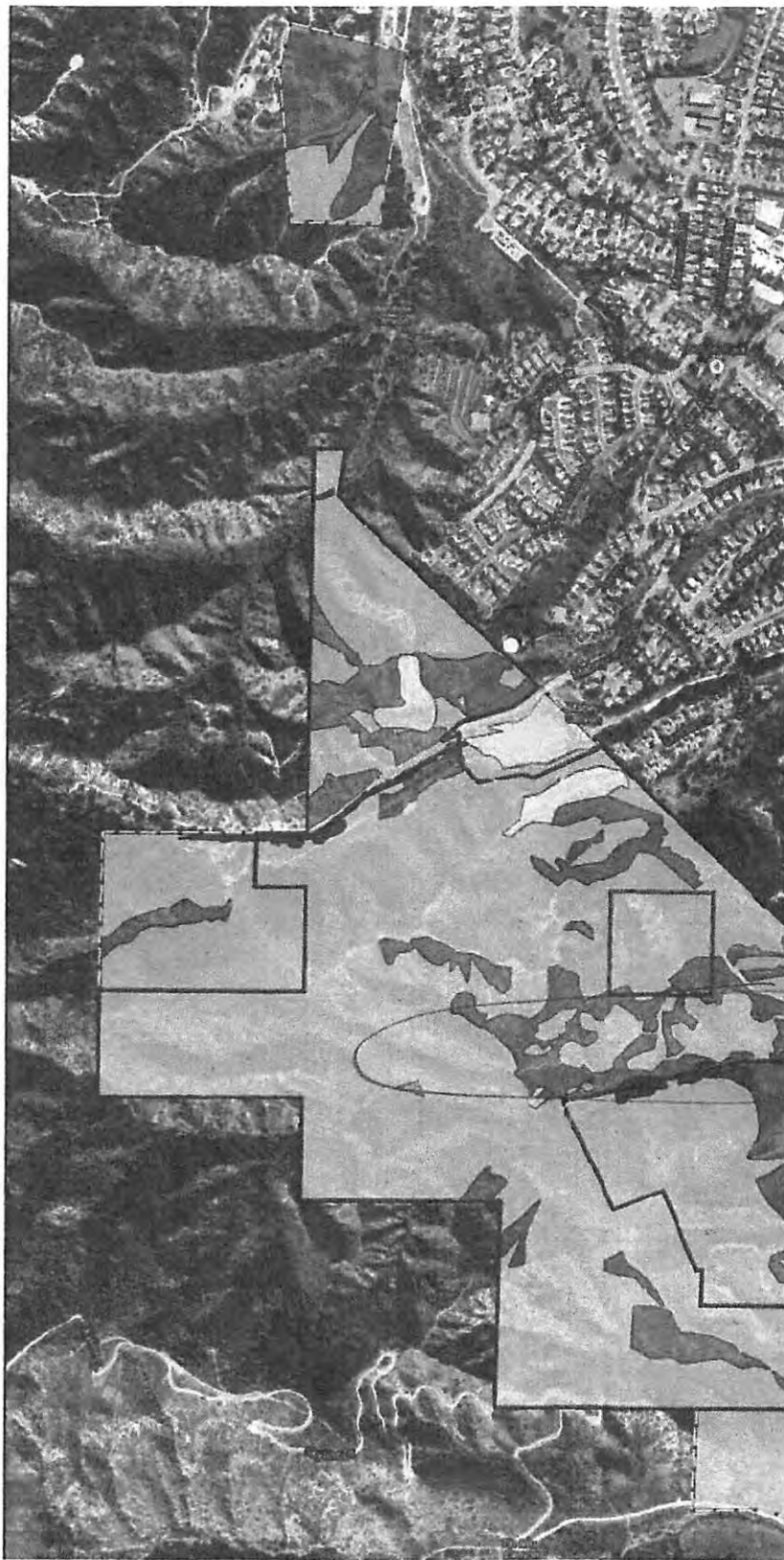
I do believe the traffic studies are incomplete do to the fact the Foot Hills extension is incomplete and the 91 toll roads are not done.

6

Dwight Woodward

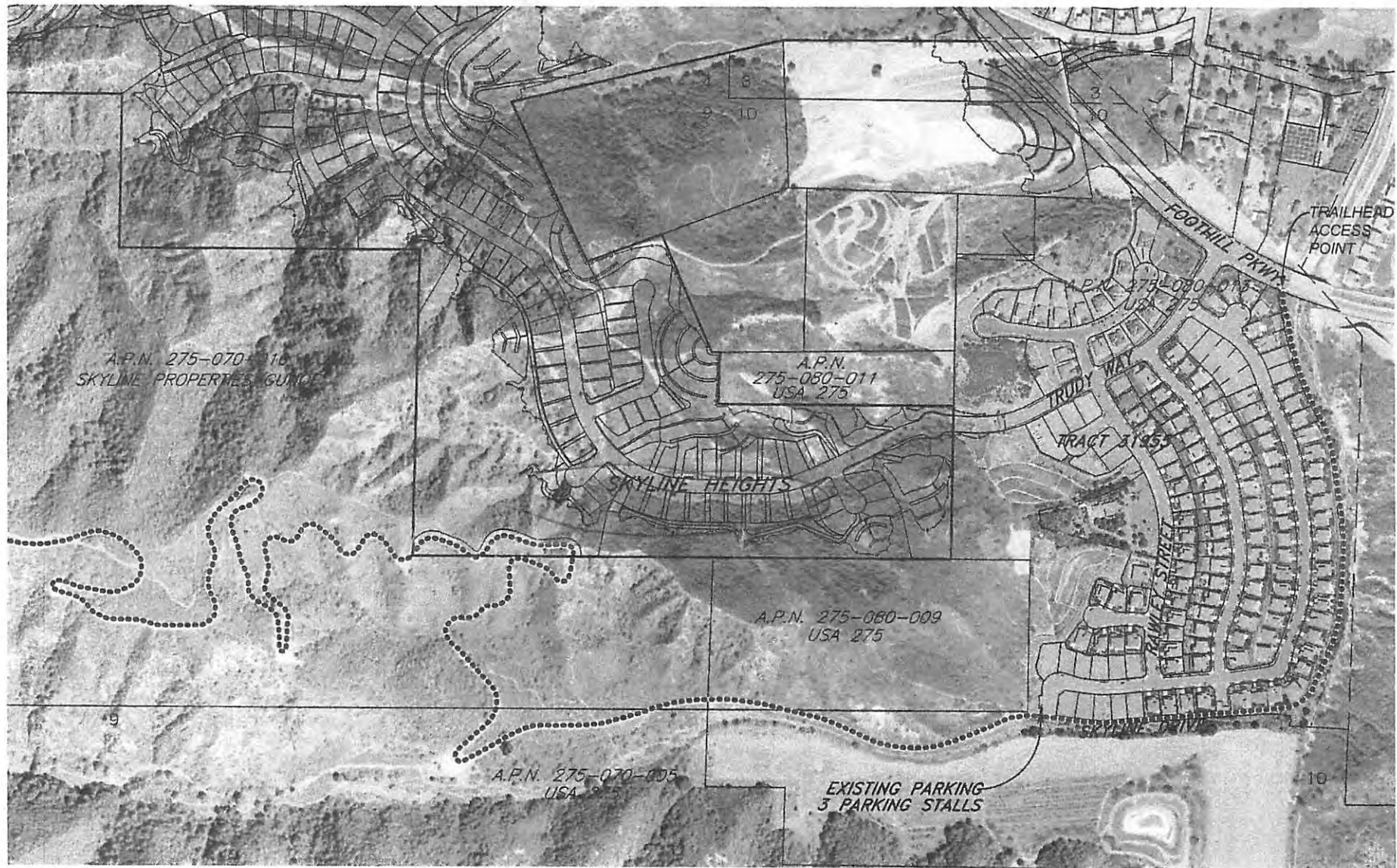
2272 Adrienne Dr





- LEGEND**
- Project Boundary
 - Not a Part
 - Annexation Area
 - Vegetation**
 - Willow Alliance
 - Sycamore Alliance
 - Mulefat Alliance
 - Detention Basin
 - Coast Live Oak Alliance
 - Sage Scrub Alliance
 - Chaparral Alliance
 - Grassland Alliance
 - Eucalyptus/Pepper Alliance
 - Disturbed





Skyline Trail Access and Trailhead Location

Skyline Heights Project
Source: KWC Engineers, 2015.

FIGURE
4.1-2

Comment Letter 65

Dwight Woodward
2272 Adrienne Drive

Response to Letter 65

Response to Comment 65-1. Please see Response to Comment 11-2 (Letter 11, Dwight Woodward).

Response to Comment 65-2. With regard to the comment that all blue line streams should not be disturbed, please see Response to Comment 11-3 (Letter 11, Dwight Woodward).

With regard to the comment that any retention basins should be conditions to be planted and maintained with native plants, this comment expresses concern that the project design would cause significant visual and biological resources impacts, including impacts to project site drainages, and an alternative design should be proposed. The EIR acknowledges that the project will have a significant impact to visual and biological resources, for which mitigation is proposed to reduce these impacts. The recommended mitigation measures for biological resources would reduce project impacts to a less than significant level. However, impacts to visual resources (aesthetics) are found to remain significant even after mitigation and a statement of overriding considerations is required.

In addition, the lead agency has considered alternative designs that reduce project impacts in Chapter 5, Alternatives, of the Draft EIR. The City of Corona has considered these alternatives in the project application decision.

Where water quality basins or riparian/riverine mitigation are proposed on-site, revegetation plans will incorporate native species. Non-native invasive species are expressly prohibited and all non-natives will be eradicated during the establishment period as part of the revegetation efforts. The project will be conditioned to comply with the National Pollutant Discharge Elimination System requirements for water quality. See Draft EIR discussion in Section 4.H Hydrology and Water Quality.

Response to Comment 65-3. With regard to the portion of the comment stating that there still seems to be an impact on Skyline Drive by having homes built too close to the road, please see Response to Comment 1-6 under "Access to the CNF" (Letter 1, United States Forest Service).

With regard to the comment that the development needs some type of document for the owners of the houses to sign to make them aware of the recreation use of Skyline Trail, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

With regard to the comment that the glare from the street lights will hinder the night time views, the Draft EIR evaluated the light and glare impacts of the project in Section 4.A, Aesthetics. As indicated on pages 4.A-21 and 4.A-22, the project (including project street lighting) would not create substantial light or glare which would adversely affect views in the area, and thus the light and glare impact would be less than significant. As indicated on page 4.A-21, this conclusion is based on the fact that project street lights would be required

to adhere to established City Municipal Code standards for the design, placement, and operation of street lights, including shielding and directing lights downward with minimum spillover onto adjacent residences, sensitive land uses, and open space.

Response to Comment 65-4. With regard to the comment that in-lieu fees for recreation should stay within a mile of the development, please see Response to Comment 45-7 (Letter 45, Patricia (Realo) Anderson).

With regard to the comment than an Outlook needs to be connected to a public path, please see Response to Comment 11-1 (Letter 11, Dwight Woodward).

Response to Comment 65-5: The comment that the traffic light proposed at the Border Avenue/Ontario Avenue intersection should not be installed because Foothill Parkway is intended to alleviate the pressure from Ontario is noted and will be provided to the decision makers. However, Mitigation Measure TR-2, requiring the installation of a traffic signal at Intersection 4 (Border Avenue/Ontario Avenue), is required to reduce the project's significant traffic impact at this intersection under existing, 2020 and 2035 conditions as indicated in Tables 4.M-7 through 4.M-9 of the Draft EIR. Furthermore, as indicated on page 4.M-44 of the Draft EIR, this intersection is in the City's Fee Program as a master-planned traffic signal to be installed by the City.

Response to Comment 65-6. Please see Responses to Comments 10-2 (Letter 10, Nicole Krenzin) and 11-10 (Letter 11, Dwight Woodward). Please see Response to Comment. The traffic analysis is complete as written.

LETTER 66

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Tuesday, April 12, 2016 4:26 PM
To: David Crook
Subject: FW: Protect Skyline Trails

From: Sylvia Viayra
Sent: Monday, April 11, 2016 5:28 PM
To: Joanne Coletta; Darrell Talbert
Subject: FW: Protect Skyline Trails

FYI

From: David James [<mailto:david.james1216@gmail.com>]
Sent: Monday, April 11, 2016 4:52 PM
To: Karen Spiegel
Subject: Protect Skyline Trails

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is David Armenta and I am a resident of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to

this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

1
(cont.)

I personally have hiked Skyline, Tin Mine Canyon, and Hagador Canyon on several occasions. I have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction). We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected.

2

Despite the massive congestion caused by the 91 freeway, our community members and hiking and cycling groups have a rare natural resource in the Skyline Hiking Trail that should be protected. We implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

3

Thank you,

David Armenta
Corona, Ca

Comment Letter 66

David (James) Armenta
Corona, CA
David.james1216@gmail.com

Response to Letter 66

Response to Comments 66-1 through 66-3. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

LETTER 67

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Wednesday, April 13, 2016 11:15 AM
To: David Crook
Subject: FW: Skyline Heights Project - Questions on DEIR

Fyi.

1

From: Dennis Ralls
Sent: Wednesday, April 13, 2016 11:12 AM
To: Terri Manuel
Cc: Nelson Nelson; Vikki Li; Albert Espinoza; Joanne Coletta
Subject: RE: Skyline Heights Project - Questions on DEIR

Terri,

Please see our responses highlighted below.

Thank you,

DENNIS RALLS

PUBLIC WORKS PROGRAM MANAGER

[CITY OF CORONA](#) | [PUBLIC WORKS](#) | [TRAFFIC ENGINEERING](#)

400 S. Vicentia Avenue | Corona, CA 92882-2187

Direct: (951) 279-3664 | Hours: M-F 8am-5pm

Please drive safely!

From: Nelson Nelson
Sent: Wednesday, April 13, 2016 7:02 AM
To: Dennis Ralls; Vikki Li; Albert Espinoza
Subject: FW: Skyline Heights Project - Questions on DEIR

Good morning,

While most of the questions below will be addressed by Joanne's group, we should provide a response to the traffic related questions. Please review the two questions regarding traffic and provide a response to Terri with a Cc to Joanne and myself by the end of this week. If you need more time, please coordinate with Terri so she has time to compile everything into one response.

Thanks,
Nelson

From: Courtney Kasey [<mailto:Courtney.Kasey@mecglobal.com>]
Sent: Tuesday, April 12, 2016 6:36 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; commdev@ci.corona.us; Police Admin; david.duffy@ci.corona.us; Joanne Coletta; Nelson Nelson; Darrell Talbert; johnathan.daly@ci.corona.us;
Subject: Skyline Heights Project - Questions on DEIR

Hello –

2

I attended and spoke at the Planning meeting held Monday 4/11. Below is a list of my questions, although I'll likely have more to send through before the early May deadline: 2 (cont.)

General Questions 3

Question: Throughout the document it provides mileage from the "project site" to schools, parks, fire/police buildings, freeway entrances. Are these based on the homes in Maybe Canyon or Skyline Dr? EIR should note, as the mileage would be different. Additionally, is it based on existing roadways, or after the expansion of the Foothill Parkway? Again, EIR should note that.

Question: Will the public be allowed to view/comment on an updated version of the DEIR before it's submitted as final, based on the comments/feedback from the 4/11/16 city council meeting? 4

Question: In all of the analysis done, are all projections based on solely this project, or are all of the new housing units on Main Street, Green River. Dos Lagos area and the proposed Golf Course off Serfas Club taken into account (# of students, traffic at the intersections, police and fire resources, etc...) 5

RESPONSE: The analysis and projections of traffic were based on the Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP) which takes in all known information to model the projected demands of the Southern California's transportation infrastructure. The SCAG RTP is detailed enough to be used by local transportation engineers to project the estimate demands on local roadways. The SCAG RTP's projected 2035 traffic demand was used to determine the background traffic that would exist without the project to determine a baseline. The project's projected impact was then taken into account on top of this background demand to determine the ultimate demand on the infrastructure in 2035. The project analysis then used more current and localized traffic studies such as the Foothill Westerly Extension to estimate the near term traffic demands. All projects known at the time of these studies were incorporated into this project study. Each project is required by law to perform its own independent study in a similar manner to determine if that project will have a significant impact warranting mitigation. So if a project was not included in this project's study, that project would still have to show that its impacts are not significant or that mitigation measures be taken to counteract that project's impacts.

Question: Why were all of the studies done during "low rainfall years"? I think the animals and vegetation that will be noted in a high or even average rainfall year would vary. Due to the amount of rain we've received just this season, I believe a new study is needed to compare and see if the findings are consistent. 6

Alternative 3 7

Question: in Alternative 3 – Reduced Density Alternative – while this would only allow for 45 single family homes as opposed to the 292 in the original project request – it says that under this alternative, all of the 270.9 acre project site would still be annexed, but only Phase III of that project would be developed. What it doesn't note is what guarantee do the residents of Corona have that once all of the land is annexed, as noted in this alternative, would it not be built upon at a later date? That should be included in the final EIR.

Measure Bio-2: 8

References the migratory and nesting birds. What I didn't follow is that all clearing and other work will be avoided during the critical nesting period of 1/1-9/1.

Question: How will this level of construction take place only 3 months a year? Would like the council to further explain this section of the document and plans.

Measure Bio-3 on page 28 talks of the Burrowing Owl and that a pre-construction burrowing owl clearance survey will be conducted no more than 30 days before earth disturbance. 9

Question: What are the plans in place should a burrowing owl be found in that study. The land has been sold, rezoned, and everything is in place to start demolishing the land. Where is the contingency plan for finding an owl?

Population/Housing/Employment 10

Question: Is the formula for Jobs/Housing Ratio on Page 448 based on total jobs vs. total homes? If so, that is insufficient and should not be used for this analysis, especially in the City of Corona that is not job rich in high

income/white collar jobs, which presumably the buyers of these million dollar homes will be employed as. Can an analysis be rerun, to look at ratios that match jobs (pay-scale) with similarly priced housing availability? I would argue that we are not job rich in the types of jobs necessary to support the buyers of these homes, which means that the 300-600 adults that will be moving in, will be joining me on my M-F commute into OC/LA.

10
(cont.)

Question: Page 449 states that there a deficit of “above moderate” priced homes in Corona. That this accounts for 40% of total homes needed in Corona (on a scale of low income housing to above moderate housing). What is the average price of an “above moderate” priced home? The document states that this was determined by RHNA and approved by SCAG on 10/4/12. Where is that document? The residents of Corona should be able to fully understand this analysis, as it seems to be a large point in the DEIR as to why this project is under consideration.

11

Traffic

Question: On page 513 & 515 In the years 2020 and 2035, were these conditions/traffic ratings “Existing with Project, with mitigation” are they based on this project alone or do they account for all of the other housing projects currently being built and/or projected to be built? Do they assume the open operation of the Foothill expansion?

12

RESPONSE: See response above in General Questions. The 2020 and 2035 both with and without the project include the Foothill Westerly Extension Improvements as operational.

Question: How are the grades on Foothill expected to be worse in the year 2035 if the project expands than in 2020 (F vs. a B). What happens in 2035 that would cause such a radical change?

13

ANSWER: Table 4.M-9 of the DEIR lists the existing Level of Service (LOS) compared to the LOS at 2035 without the project, with the project, and with the project and its mitigation measures included. In 2035, the LOS of Foothill at Elysia and at Trudy is expected to reach a level of F without the project and is expected to worsen with the project. Traffic signals can dramatically increase the efficiency and reduce delay. Traffic signals are part of the mitigation measures for these two failing intersections and are how the LOS will be increased to acceptable Levels.

Statement: The DEIR should also be updated to include an evaluation of the freeway entrances/exits, as no amount of mitigation proposed will soften the effects of having an additional 300-600 cars going into OC/LA every day...from this neighborhood alone!

14

Statement: Reading on page 521 that our Policy 6.1.6 is for our roadways to have a grade of D or better is a very low standard. If our students aimed for that as a minimal level, we would consider that we had an epic failure of our educational system here.

15

Water Conservation

Questions: How will the additional landscaping – both for the homes and the surrounding community grounds, be reconciled with Corona’s water conservation plan? How will the removal of natural watersheds be mitigated to the benefit of the foothills and Corona residents? Neither of these concerns were detailed in the DEIR as far as I recall and needs to be addressed.

16

Statement: Corona is in a Stage 3 Water Conservation Alert. In 2015, the City asked its citizens to conserve a staggering 2.3B gallons of water and incentivized residents who replaced lawns with drought-tolerant vegetation. The City wants to create homes for 1,028 new residents while asking it's existing population to cutback it's water consumption by 28%? The city wants residents to install drought-tolerant vegetation while bulldozing 270 acres of native vegetation and natural watershed?

17

Rules for Annexation

Watching the footage of the Temescal Canyon “No Annexation” meetings, one of the council members told the audience that 2 rules applied when considering annexation:

18

- 1) Cannot financially impact existing residents
- 2) Any type of Annexation has to stand on its own

Question: Where in the DEIR is the financial support for this project. Other than the notes that no new schools/firehouses/police stations, nor personal will be needed, I did not see an assessment of revenue expected from taxes/fees/etc. vs. the expense of servicing this new community. On page 453 the document states that “no new jobs”

would directly result from this project. So the revenue from the building and taxes paid by the homeowners would be the only incoming revenue to the city – correct? Please update the final EIR to include. 18
(cont.)
Statement: Stating that this new community won't financially impact existing residents is also a stretch in my opinion – work hours lost due to increased traffic, increased gas for our cars as we idle on the freeway...

Question: Where is the justification in the EIR that this new neighborhood can “stand on its own.” 19
Statement: Our Jr. High Schools are currently impacted and cannot accommodate any new students, additional residents – with no additional fire/police personal, no new parks when we're at an open space deficient of 161 acres (as noted on page 475)is not “standing on its own.”

Thank you for your time. I have several corrections that I believe are needed to be addressed in the final version of the EIR, based on what I have deemed inadequate or flawed. I will send in a separate e-mail. 20

Sincerely –
Courtney Kasey

Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply email. Please advise immediately if you or your employer does not consent to email for messages of this kind. Opinions, conclusions and other information in this message that do not relate to the official business of Group M Worldwide LLC and/or other members of the GroupM group of companies shall be understood as neither given nor endorsed by it. GroupM is the global media investment management arm of WPP. For more information on our business ethical standards and Corporate Responsibility policies please refer to WPP's website at <http://www.wpp.com/WPP/About/>

Comment Letter 67

Courtney Kasey
Courtney.Kasey@mercglobal.com

Response to Letter 67

Response to Comment 67-1. This comment is an e-mail exchange between City officials regarding the questions and comments made in this letter by Courtney Kasey, and indicates that City staff has prepared responses to the traffic questions and comments in the letter. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is required.

Response to Comment 67-2. This comment provides a general introduction regarding the comments raised in this letter. Responses to the comments contained in this letter are provided below in Responses to Comments 67-3 through 67-20.

Response to Comment 67-3. The distances identified from the project site to schools, parks, fire/police buildings, freeway entrances, etc., are as the crow flies, not along roads, and are measured from the closest point within the project site. This clarification has been added to the Draft EIR in Chapter 3, *Corrections and Additions to the Draft EIR and RDEIR*, of this Final EIR.

Response to Comment 67-4. The Final EIR includes: (1) an introduction; (2) written responses to comments received from responsible and trustee agencies, organizations, and members of the public during the 45-day Draft EIR public review period (including mailed and e-mailed comments and comments received at the two Planning and Housing Commission hearings held on April 11 and May 9, 2016); (3) corrections and additions to the Draft EIR; and (4) a Mitigation Monitoring and Reporting Program. As required by CEQA Guidelines Section 15088(b), the City shall provide all public agencies who submitted comments on the Draft EIR with proposed written responses to those comments at least 10 days prior to certification of the EIR. Although not required by CEQA, the City will also post the Final EIR on the City's website during this minimum 10-day review period so that members of the public may review the Final EIR before certification. Also, the public will also be afforded the opportunity to comment on the project and Final EIR during the City Council hearing on EIR certification, which will be considered by the City Council in the decision making process regarding the project.

Please note that the April 11, 2016 City Council meeting referenced in the comment was actually the first of two Planning and Housing Commission hearings referenced in the response above.

Response to Comment 67-5. In accordance with CEQA Guidelines Sections 15130, 15065, and 15355, the Draft EIR addresses not only the impacts of the project, but also the impacts of the project in combination with cumulative development. The cumulative analysis is provided for each environmental issue (Aesthetics, Land Use, Traffic, etc.) under a separate "Cumulative Impacts" subheading in each section in Chapter 4, Environmental Impact Analysis, of the Draft EIR. The development assumptions used in each cumulative analysis are identified in each cumulative analysis, and as permitted under CEQA Guidelines Section 15130(b), are based on one or both of the following depending on the nature of the environmental issue:

- (1) List Approach: A list of past, present, and probable future projects (e.g., cumulative or related projects) in the project vicinity produced by the City from its project status database. The list is provided as Table 3-1, Related Projects List, in Chapter 3, Basis for Cumulative Analysis, of the Draft EIR. The locations of these related projects are also mapped in Figure 3-1, Related Projects Map, in Chapter 3.
- (2) Growth Projections Approach: A summary of growth projections contained in adopted General Plans, related planning documents, or prior environmental planning documents (e.g., City of Corona General Plan, Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP), etc).

Because the geographic scope of the cumulative analysis for each environmental issue is different (for example, the geographic extent for the cumulative air quality analysis is the entire South Coast Air Basin, whereas the geographic extent for the cumulative aesthetics analysis is limited to the viewshed surrounding the project site). The geographic scope of the cumulative analysis for each environmental issue is identified on pages 3-2 and 3-3 of the Draft EIR.

As indicated in Table 3-1 and Figure 3-1, multiple related projects along Main Street, Green River, Dos Lagos, and Segras Club are included in the related projects list.

The cumulative demand for fire, police, parks, schools and libraries discussed on pages 4.L-23 through 4.L-25 is not quantified and is not required to be quantified under CEQA. CEQA looks at the environmental impact of new public facilities on the environment and not on the social impact the project would have on existing services. The project does not warrant the construction of new facilities associated with police and fire departments, parks, library and schools. However, proponents of new development would be required to pay applicable City of Corona development impacts fees. These fees are collected by the City and used to construct anticipated public infrastructure to maintain acceptable levels of service and capacity to support development that will occur over time. In the case of public schools, school impact fees (SB 50) are also required to be paid with new development to fund the construction of educational facilities. The proponent for this project and future development within the annexation boundary will pay school impact fees directly to the Corona-Norco Unified School District. CNUSD is responsible for the operation of the schools within their district and is responsible for assessing the need of additional education facilities based on their student capacity. Therefore, as indicated on pages 4.L-23 through 4.L-25, cumulative public services impacts would be less than significant.

With regard to cumulative traffic impacts, as indicated in the City's response to this question in, Comment 67-5, the analysis and projections of traffic were based on the Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP) which takes in all known information about past, present and reasonable foreseeable future development (e.g., related or cumulative projects) to model the projected demands of the Southern California's transportation roadway infrastructure. The SCAG RTP is detailed enough to be used by local transportation engineers to project the estimated cumulative demands on local roadways. The SCAG RTP's projected 2035 traffic demand was used to determine the existing and projected future background traffic that would exist without the project to determine a baseline, and thus incorporates cumulative development in the area. The project's projected impact was then added to this background traffic to determine the ultimate demand on the roadway infrastructure in 2035, and as indicated on page 4.M-44, project traffic impacts would be less than significant with implementation of the

prescribed mitigation measures.

Response to Comment 67-6. See Response to Comment 3-2 above. Updated focused botanical surveys were conducted during the 2016 survey season to supplement previous work and provide current data. The 2016 rainfall year was better than previous years' surveys. Rainfall was more than any of the previous three years individually and should have allowed most species to bloom. Based on the 2013 focused surveys and 2016 general surveys, the project site does not currently support burrowing owl. Since the project site supports suitable habitat, a preconstruction survey will be conducted 30 days prior to ground disturbance in accordance with the MSHCP to ensure burrowing owls are not occupying the site at the time of construction (see Mitigation Measure BIO-MM12 in the Updated Biological Assessment and the RDEIR).

Response to Comment 67-7. The Draft EIR evaluated the impacts of a range of feasible alternatives to the project which could attain most of the basic objectives of the project while avoiding or substantially lessening any significant effects of the project, along with the required No Project Alternative, in Chapter 5, Alternatives. As indicated in the comment, and on page 5-24 of the Draft EIR, one of the alternatives evaluated was Alternative 3, Phase III Only Alternative, where all of the 394.8-acre annexation area would be annexed to the City, but only Phase III of the project (e.g., 45 single-family residential units north of Maybey Canyon) would be developed. While the whole of the 394.8-acre annexation area would be annexed under this alternative: (1) the entire annexation area is located within the Cleveland National Forest (CNF) which has its own land use regulations which prohibit or severely limit the development potential of large portions of the annexation area; (2) four open space parcels within the annexation area (37.61 acres) are owned by the U.S. Fish and Wildlife Service and not subject to future development (at least, not by private developers); (3) portions of the annexation area are currently designated and zoned as open space by the County and would continue to be designated and zoned as open space once annexed to the City; and (4) any future development in the annexation area beyond the project site would be subject to comprehensive CEQA review and mitigation of any significant impacts once such a development proposal is brought forth. Furthermore, the portions of the annexation area outside the 270.9-acre project site are not owned by the applicant, and the applicant has no power to issue a guarantee ensuring that development does not occur in those areas. For all these reasons, a guarantee ensuring that development does not occur in the future in the balance of the annexation under Alternative 3 is neither possible nor warranted.

Response to Comment 67-8. The mitigation measure BIO-2 in the original Draft EIR was renumbered as BIO-MM11 in the recirculated Biological Resources section in the RDEIR and provides the following:

Mitigation Measure BIO-MM11. To prevent impacts to sensitive, migratory, and nesting birds (including raptors), clearing, or other work in native habitats, should 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. If nesting birds are present, a nesting bird plan will be developed and implemented and include appropriate measures to mitigate potential impacts, including maintaining a buffer area until fledging has occurred. Active bird nests should 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.

This mitigation measure requires that initial vegetation removal, often called clearing and grubbing, will either avoid removal during the nesting season or if vegetation removal will occur during the nesting season, then a nesting bird survey must be completed prior to removal in order to avoid disturbance to bird nesting behavior. If nesting birds are located during the pre-construction survey, the nest and a buffer around the nest are fenced until the juveniles have fledged or the nest is inactive. The avoidance area or buffer size is dependent upon the type of bird species nesting. Once vegetation is removed, nesting is no longer expected to occur since the nesting habitat has been removed and work may proceed. For portions of the site that cannot be cleared prior to the nesting season, a clearance nesting bird survey is required immediately prior to impact.

An additional mitigation measure (BIO-MM14) was added to prevent wildlife impacts during clearing and grubbing.

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.

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. **Response to Comment 67-9.** The mitigation measure BIO-3 in the original Draft EIR concerning burrowing owl was renumbered as BIO-MM12 in the recirculated Biological Resources section in the RDEIR. Mitigation measure BIO-MM12 states that if burrowing owls are identified on site during the clearance survey the following actions will be taken as outlined in the MSHCP: If the site is within the Criteria Area, then at least 90 percent of the area with long-term conservation value will be included in the MSHCP Conservation Area until it is demonstrated that conservation goals for the burrowing owl are met. However, the project site is not in an MSHCP Criteria Area. Therefore, the following measures will be taken:

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 3 pairs of burrowing owls, then the on-site burrowing owls will be passively or actively relocated following accepted protocols.
 - a. Occupied nests will be avoided during the nesting season (February 1-August 31) along with a buffer of 300 – 500 feet dependent on the level of disturbance surrounding the burrow.
 - b. Burrow exclusion will be utilized outside of the nesting season by installing a one-way door in the burrow openings. After which, the burrow will be closed following verification the burrows are empty through site monitoring and scoping.

2. If the site (including adjacent areas) supports three or more pairs of burrowing owls, supports greater than 35 acres of suitable habitat and is non-contiguous with MSHCP Conservation Area lands, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite.

Response to Comment 67-10. The Draft EIR evaluated the population, housing and employment impacts of the project, including jobs/housing balance, in Section 4.K., Population, Housing and Employment, and evaluated the traffic impacts of the project in Section 4.M, Transportation, with supporting information provided in Appendix K, Traffic Impact Analysis. As indicated on page 4.K-4, the existing jobs/housing ratio within the area of the City of Corona identified by SCAG is 1.60 (e.g., jobs-rich) and is based on the total number of available jobs versus the total number of existing households. As further indicated on page 4.K-4, SCAG considers a jobs/housing ratio of 1.25 as ideal. Thus, as indicated on page 4.K-9 the addition of the project's 292 residential units to this jobs-rich area would help provide housing for residents and help make up for the high jobs/housing ratio within the City. Furthermore, as indicated on page 4.K-7, the project would: be within applicable local growth projections; support applicable housing policies of the City's General Plan, SCAG's Regional Transportation Plan, and the housing allocation goals of the Regional Housing Needs Assessment; substantially help meet the housing demand of the growing local population; and result in less than significant population, housing and employment impacts. Furthermore, the SCAG demographic data does not measure jobs-housing balance by comparing different job pay scales to similarly priced housing, nor is it standard CEQA practice to provide such analysis in an EIR. Therefore, the analysis is sufficient as written, and no "rerun" of the analysis is required.

With regard to the commenter's contentions that there is a link between the jobs/housing balance estimates identified in Section 4.K and the traffic analysis provided in Section 4.M, and that if the jobs/housing balance estimates were rerun as the commenter requests, there would be more project-related commuting out of the area and greater traffic impacts than identified in Section 4.M, this is incorrect. As indicated on pages 4.M-18 and 4.M-19 of the Draft EIR, the project trip distribution assumptions applied in the traffic analysis were not based in whole or in part of jobs/housing balance, but rather were based on consultations with City staff which considered: the project site's proximity to major traffic carriers (i.e., SR 91 Freeway), expected localized traffic flow patterns based on adjacent street channelization and presence of traffic signals, and the recently completed Foothill Parkway Westerly Extension project; the traffic-carrying capacity and travel speed available on roadways serving the project site; existing intersection traffic volumes; and ingress/egress available at the site.

Response to Comment 67-11. The Draft EIR evaluated the population, housing and employment impacts of the project, housing needs for above moderate income groups in the City of Corona, in Section 4.K, Population, Housing and Employment. As indicated on page 4.K-5, the Regional Housing Needs Assessment (RHNA), 40% (308 units) of the City's housing need is for above moderate income housing units. As indicated in Table 4.K-4 on page 4.K-5, the source data for this information is available on SCAG's website at <http://www.scag.ca.gov/Documents/5thCyclePFinalRHNAplan.pdf>. Hence, the requested document is available to anyone who has access to a computer and the internet. The 2012 RHNA with the applicable source data is also available for review at the local officers of SCAG.

With respect to the question of what is the average price of an "above moderate" priced home, this is a function of the average income in the City of Corona. Nonetheless, the specific market value or ultimate sales price of new homes, whether as part of the proposed project or otherwise, is not germane to the EIR or the

analysis of issues presented therein. As such, no further response is warranted.

Response to Comment 67-12: The Draft EIR evaluated the traffic impacts of the project in Section 4.M, Transportation, with supporting data provided in Appendix K, Traffic Impact Analysis (TIA). As indicated on page 4.M-14, nine traffic scenarios or conditions were evaluated in the traffic analysis, including existing (baseline) without and with the project, year 2020 without and with the project, year 2035 without and with the project, and three miscellaneous scenarios with recommended improvements.. In referencing pages 513 and 515 of the Draft EIR, the commenter is referencing Table 4.M-8 (Year 2020 Conditions Peak Hour Intersection Capacity Analysis Summary) and Table 4.M-9 (Year 2035 Conditions Peak Hour Intersection Capacity Analysis Summary). Each of these tables has separate columns identifying traffic conditions for the given year without and with the project, with the “Without Project” columns assuming existing + future cumulative traffic for the given year, and the “With Project” columns assuming existing + future cumulative + project traffic for the given year. Both tables are pre-mitigation (e.g., before implementation of the proposed mitigation measures). The “future cumulative traffic” includes traffic the traffic associated with other housing projects (and other development) currently or projected to be built in the City by the given year. The existing (baseline) conditions analysis assumes that the Foothill Parkway Extension Project is not yet completed, while the year 2020 and 2035 analyses assume that the Foothill Parkway Extension project is completed. Please see Response to Comment 10-2 (Letter 10, Nicole Krenzin) for further discussion of what “future cumulative traffic” includes.

Response to Comment 67-13: The traffic “grades” on Foothill are worse in 2035 than in 2020 because, while Foothill is assumed to carry both existing and project traffic during both analysis scenario years, Foothill will carry more traffic from cumulative development in 2035 than in 2020 (e.g., the 2035 analysis includes cumulative growth projected to occur in the City and its environs through 2035, while the 2020 analysis includes cumulative growth only through 2020).

Response to Comment 67-14: Please see Response to Comment 77-6 (Letter 77, Wilson Tsing).

Response to Comment 67-15: The comment that the City’s level of service D standard for arterial streets is a very low standard is noted, but does not raise a substantive comment on the discussion in the Draft EIR. The level of service D threshold is adopted by the City and is the acceptable level of service for arterial streets. Therefore, the discussion in the Draft EIR is consistent with the City’s adopted standard.

Response to Comment 67-16: The Draft EIR evaluated the water supply impacts of the project, including water conservation, in Section 4.N, Utilities, with supporting data provided in Appendix L, Water Study, Recycled Water Study, and Sewer Study. As indicated on page 4.N-7, the project would utilize reclaimed water for HOA landscape irrigation via development of an on-site network of reclaimed water pipelines that connect to the City’s reclaimed water line proposed in Foothill Parkway as part of the Foothill Parkway Extension Project, which has recently been completed in late 2016. As indicated on page 4.N-39, the proposed landscape design would incorporate water conservation measures including water-conserving planting, efficient irrigation systems, and water-conserving fixtures in accordance with Chapter 13.26, Water Conservation Plan, of the City of Corona Municipal Code (CMC). As indicated on page 4.N-49, the project would meet or exceed the water efficiency requirements set forth by Title 20 of the California Code of Regulations (CCR), and would be required to reduce water consumption by 15 percent in accordance with CMC Chapter 13.26. As indicated on page 4.N-61, the project would result in less than significant water

supply impacts with implementation of the prescribed mitigation requiring payment of the City's CDWP water connection fees.

With regard to project impacts to watersheds, the Draft EIR evaluated the hydrology (drainage) and groundwater impacts of the project in Section 4.H, Hydrology and Water Quality, with supporting data provided in Appendix H, Preliminary Drainage Report and Water Quality Management Plan. As indicated on page 4.H-27, approximately 96 acres of the 270.9-acre project site would remain in natural open space, as would the 123.9 acres outside the project site but within the greater annexation area. As indicated on page 4.H-26, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. As indicated on page 4.H-27, the project would add only approximately 40 acres of impervious area in the form of streets, rooftops, driveways and sidewalks which would represent approximately 15 percent of the project site or about four percent of the total tributary area. As indicated on page 4.H-27, the project would be designed to maintain the existing drainage patterns of the site and area. Also, although the project's conveyance systems for storm water runoff would be somewhat different than the pre-project condition, storm water runoff within the development would still be directed to the same streams/channels, off-site detention basins, and other unlined storm water conveyance features, and thus would be still be absorbed into the ground (albeit in different locations) as occurs naturally in the pre-project condition.

Response to Comment 67-17: Please see Responses to Comments 9-8 (Letter 9, Petition-Moratorium, iPetitions.com, Sangita Patel) and 18-2 (Letter 18, Kyle Ericson). Please also see Response to Comment 67-16 above.

Response to Comment 67-18: Below is the link to the annexation staff report that was prepared for the Planning and Housing Commission. The annexation staff report includes the Plan of Services and the Fiscal Impact Analysis (FIA). The EIR is responsible for evaluating the physical changes to the environment and not the fiscal impact of a project. However, the fiscal impacts are required to be analyzed in the annexation request, which was done in the annexation staff report. The fiscal analysis was also included as an exhibit in the staff report in addition to the Plan of Services.

<http://www.discovercorona.com/getattachment/91b68aff-4caf-4c8d-8004-890bcfad91e0/file.aspx>

The FIA identifies the fiscal impacts of the project to the City. The FIA shows the ongoing expenses and revenues to the City's General Fund following annexation and buildout. Jobs would be created at the City to provide ongoing services. Construction jobs and related employment would result from construction. The FIA shows that the project is fiscally positive to the City's general fund (i.e., projected revenues exceed costs) and to the County post annexation. In addition, the project is subject to development impact fees associated with schools/fire and police services among others as per City requirements.

Response to Comment 67-19: The FIA shows that the project would stand on its own from a fiscal impact to City's general fund. It should also be noted that Deputy Fire Chief Mike Samuels at the public hearing stated that no additional staffing was needed because the project would be served by the City's existing fire stations. However, future police personnel are added in FIA costs associated with the annexation. See Response to Comment 67-18 above for additional discussion.

Response to Comment 67-20. This comment provides a general conclusion regarding the comments raised in this letter. Responses to the comments contained in this letter are provided above in Responses to Comments 67-1 through 67-19.

LETTER 68

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Wednesday, April 13, 2016 9:55 AM
To: Courtney Kasey
Cc: Jason Scott; Eugene Montanez; Karen Spiegel; Dick Haley; Randy Fox; Darrell Talbert; Aaron Hake; David Crook; Mike Byer (mbyer@richlandinvestments.com)
Subject: RE: Skyline Heights Project - Questions on DEIR

Courtney,

The Community Development Department has received your comments on the Skyline Heights projects. Your comments will be included in the record and the Final EIR will include responses to the comments from the public. After the close of the public comment period on May 2, 2016 on the Draft EIR, the city will begin the preparation of the Final EIR, which will be the next published document on the EIR. The responses in the Final EIR will be made available to the public 10 days before consideration by the City Council. To confirm, the continued meeting on May 9, 2016 is the Planning and Housing Commission, not the City Council.

Below is the link to the annexation staff report that was prepared for the Planning and Housing Commission. The annexation staff report includes the Plan of Services and the fiscal information. The EIR is responsible for evaluating the physical changes to the environment and not the fiscal impact of a project. However, the fiscal impacts are required to be analyzed in the annexation request, which was done in the annexation staff report. The fiscal analysis was also included as an exhibit in the staff report in addition to the Plan of Services.

<http://www.discovercorona.com/getattachment/91b68aff-4caf-4c8d-8004-890bcfad91e0/file.aspx>

If you have additional comments on the Draft EIR before the close of the comment period on May 2, 2016, please send them to my attention at joannec@ci.corona.ca.us.

Thank you.

Sincerely,

Joanne Coletta
Community Development Director

From: Courtney Kasey [mailto:Courtney.Kasey@mecglobal.com]
Sent: Tuesday, April 12, 2016 6:36 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; commdev@ci.corona.us; Police Admin; david.duffy@ci.corona.us; Joanne Coletta; Nelson Nelson; Darrell Talbert; johnathan.daly@ci.corona.us:
Subject: Skyline Heights Project - Questions on DEIR

Hello –

I attended and spoke at the Planning meeting held Monday 4/11. Below is a list of my questions, although I'll likely have more to send through before the early May deadline:

General Questions

Question: Throughout the document it provides mileage from the "project site" to schools, parks, fire/police buildings, freeway entrances. Are these based on the homes in Maybe Canyon or Skyline Dr? EIR should note, as the mileage

would be different. Additionally, is it based on existing roadways, or after the expansion of the Foothill Parkway? Again, EIR should note that. 3
(cont.)

Question: Will the public be allowed to view/comment on an updated version of the DEIR before it's submitted as final, based on the comments/feedback from the 4/11/16 city council meeting? 4

Question: In all of the analysis done, are all projections based on solely this project, or are all of the new housing units on Main Street, Green River. Dos Lagos area and the proposed Golf Course off Serfas Club taken into account (# of students, traffic at the intersections, police and fire resources, etc...) 5

Question: Why were all of the studies done during "low rainfall years"? I think the animals and vegetation that will be noted in a high or even average rainfall year would vary. Due to the amount of rain we've received just this season, I believe a new study is needed to compare and see if the findings are consistent. 6

Alternative 3

Question: in Alternative 3 – Reduced Density Alternative – while this would only allow for 45 single family homes as opposed to the 292 in the original project request – it says that under this alternative, all of the 270.9 acre project site would still be annexed, but only Phase III of that project would be developed. What it doesn't note is what guarantee do the residents of Corona have that once all of the land is annexed, as noted in this alternative, would it not be built upon at a later date? That should be included in the final EIR. 7

Measure Bio-2:

References the migratory and nesting birds. What I didn't follow is that all clearing and other work will be avoided during the critical nesting period of 1/1-9/1. 8

Question: How will this level of construction take place only 3 months a year? Would like the council to further explain this section of the document and plans. 9

Measure Bio-3 on page 28 talks of the Burrowing Owl and that a pre-construction burrowing owl clearance survey will be conducted no more than 30 days before earth disturbance. 9

Question: What are the plans in place should a burrowing owl be found in that study. The land has been sold, rezoned, and everything is in place to start demolishing the land. Where is the contingency plan for finding an owl? 9

Population/Housing/Employment

Question: Is the formula for Jobs/Housing Ratio on Page 448 based on total jobs vs. total homes? If so, that is insufficient and should not be used for this analysis, especially in the City of Corona that is not job rich in high income/white collar jobs, which presumably the buyers of these million dollar homes will be employed as. Can an analysis be rerun, to look at ratios that match jobs (pay-scale) with similarly priced housing availability? I would argue that we are not job rich in the types of jobs necessary to support the buyers of these homes, which means that the 300-600 adults that will be moving in, will be joining me on my M-F commute into OC/LA. 10

Question: Page 449 states that there a deficit of "above moderate" priced homes in Corona. That this accounts for 40% of total homes needed in Corona (on a scale of low income housing to above moderate housing). What is the average price of an "above moderate" priced home? The document states that this was determined by RHNA and approved by SCAG on 10/4/12. Where is that document? The residents of Corona should be able to fully understand this analysis, as it seems to be a large point in the DEIR as to why this project is under consideration. 11

Traffic

Question: On page 513 & 515 In the years 2020 and 2035, were these conditions/traffic ratings "Existing with Project, with mitigation" are they based on this project alone or do they account for all of the other housing projects currently being built and/or projected to be built? Do they assume the open operation of the Foothill expansion? 12

Question: How are the grades on Foothill expected to be worse in the year 2035 if the project expands than in 2020 (F vs. a B). What happens in 2035 that would cause such a radical change? 13

Statement: The DEIR should also be updated to include an evaluation of the freeway entrances/exits, as no amount of mitigation proposed will soften the effects of having an additional 300-600 cars going into OC/LA every day...from this neighborhood alone! 14

Statement: Reading on page 521 that our Policy 6.1.6 is for our roadways to have a grade of D or better is a very low standard. If our students aimed for that as a minimal level, we would consider that we had an epic failure of our educational system here. 15

Water Conservation

Questions: How will the additional landscaping – both for the homes and the surrounding community grounds, be reconciled with Corona’s water conservation plan? How will the removal of natural watersheds be mitigated to the benefit of the foothills and Corona residents? Neither of these concerns were detailed in the DEIR as far as I recall and needs to be addressed. 16

Statement: Corona is in a Stage 3 Water Conservation Alert. In 2015, the City asked its citizens to conserve a staggering 2.3B gallons of water and incentivized residents who replaced lawns with drought-tolerant vegetation. The City wants to create homes for 1,028 new residents while asking it's existing population to cutback it's water consumption by 28%? The city wants residents to install drought-tolerant vegetation while bulldozing 270 acres of native vegetation and natural watershed? 17

Rules for Annexation

Watching the footage of the Temescal Canyon “No Annexation” meetings, one of the council members told the audience that 2 rules applied when considering annexation: 18

- 1) Cannot financially impact existing residents
- 2) Any type of Annexation has to stand on its own

Question: Where in the DEIR is the financial support for this project. Other than the notes that no new schools/firehouses/police stations, nor personal will be needed, I did not see an assessment of revenue expected from taxes/fees/etc. vs. the expense of servicing this new community. On page 453 the document states that “no new jobs” would directly result from this project. So the revenue from the building and taxes paid by the homeowners would be the only incoming revenue to the city – correct? Please update the final EIR to include.

Statement: Stating that this new community won’t financially impact existing residents is also a stretch in my opinion – work hours lost due to increased traffic, increased gas for our cars as we idle on the freeway... 19

Question: Where is the justification in the EIR that this new neighborhood can “stand on its own.”

Statement: Our Jr. High Schools are currently impacted and cannot accommodate any new students, additional residents – with no additional fire/police personal, no new parks when we’re at an open space deficient of 161 acres (as noted on page 475)is not “standing on its own.” 20

Thank you for your time. I have several corrections that I believe are needed to be addressed in the final version of the EIR, based on what I have deemed inadequate or flawed. I will send in a separate e-mail.

Sincerely –
Courtney Kasey

Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply email. Please advise immediately if you or your employer does not consent to email for messages of this kind. Opinions, conclusions and other information in this

message that do not relate to the official business of Group M Worldwide LLC and/or other members of the GroupM group of companies shall be understood as neither given nor endorsed by it. GroupM is the global media investment management arm of WPP. For more information on our business ethical standards and Corporate Responsibility policies please refer to WPP's website at <http://www.wpp.com/WPP/About/>

Comment Letter 68

Courtney Kasey
Courtney.Kasey@mercglobal.com

Response to Letter 68

Response to Comment 68-1. This comment is a response from the City to the commenter explaining the remainder of the EIR process, including a link to the staff report prepared by City staff for the City's Planning and Housing Commission, and explaining that the Plan for Services and fiscal information for the annexation is not required to be included in the EIR but is included in the staff report. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comments 68-2 through 68-20. Please see Responses to Comments 67-2 through 67-20 (Letter 67, Courtney Kasey).

LETTER 69

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Thursday, April 14, 2016 8:53 AM
To: Courtney Kasey
Subject: RE: Skyline Heights Project - Questions on DEIR

Courtney,

The developer is responsible for paying all application fees associated with the project. The city circulated a Request For Proposal (RFP) and invited consultants to submit proposals to prepare the EIR for this project. The RFP was a competitive process and the city chose PCR Services to prepare the document. The city, not the developer, has the service contract with PCR Services to prepare the EIR. The developer however is responsible for funding the EIR because it is an application associated with their project. The developer has paid that money to the city in addition to all other fees associated with the processing of their applications.

The technical studies included in the EIR were done by consultants hired by the developer. The city and the EIR consultant do a peer review of all the technical studies prior to the city accepting the studies and including them in the EIR.

The developer is responsible for paying all building permits and development impact mitigation fees associated with their project. These fees are paid prior to the construction of the homes.

I also received your second email and your comments and the city's responses will be included in the Final EIR.

Thank you.

Joanne Coletta
Community Development Director

From: Courtney Kasey [mailto:Courtney.Kasey@mecglobal.com]
Sent: Wednesday, April 13, 2016 10:26 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; commdev@ci.corona.us; Police Admin; david.duffy@ci.corona.us; Joanne Coletta; Nelson Nelson; Darrell Talbert; johnathan.daly@ci.corona.us;
Subject: RE: Skyline Heights Project - Questions on DEIR

Hello –

A few other questions, that I would like to understand regarding this project:

- Can you clarify if Richland conducted/paid for/organized all of the 3rd parties that went into the DEIR analysis or did the city pay for that and contract the 3rd parties who did the analysis?
- Is the developer paying the fee per permit, per home, or will the home buyers be paying for that?

~ Courtney Kasey

From: Courtney Kasey
Sent: Tuesday, April 12, 2016 6:36 PM
To: 'JScott@ci.corona.ca.us' <JScott@ci.corona.ca.us>; 'dhaley@ci.corona.ca.us' <dhaley@ci.corona.ca.us>; 'RFox@ci.corona.ca.us' <RFox@ci.corona.ca.us>; 'emontanez@ci.corona.ca.us' <emontanez@ci.corona.ca.us>; 'kspiegel@ci.corona.ca.us' <kspiegel@ci.corona.ca.us>; 'ahake@ci.corona.ca.us' <ahake@ci.corona.ca.us>;

'commdev@ci.corona.us' <commdev@ci.corona.us>; 'police.admin@ci.corona.ca.us' <police.admin@ci.corona.ca.us>;
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Thank you for your time. I have several corrections that I believe are needed to be addressed in the final version of the EIR, based on what I have deemed inadequate or flawed. I will send in a separate e-mail.

Sincerely –
Courtney Kasey

Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply email. Please advise immediately if you or your employer does not consent to email for messages of this kind. Opinions, conclusions and other information in this message that do not relate to the official business of Group M Worldwide LLC and/or other members of the GroupM group of companies shall be understood as neither given nor endorsed by it. GroupM is the global media investment management arm of WPP. For more information on our business ethical standards and Corporate Responsibility policies please refer to WPP's website at <http://www.wpp.com/WPP/About/>

Comment Letter 69

Courtney Kasey
Courtney.Kasey@mercglobal.com

Response to Letter 69

Response to Comment 69-1. This comment is a response from the City to Comment 69-2 explaining who conducted, paid for, and organized the EIR and associated technical studies. The City's response is correct, except that PCR Services Corporation is now ESA PCR.

Response to Comment 69-2. The developer is responsible for paying all application fees associated with the project. The City circulated a Request For Proposal (RFP) and invited consultants to submit proposals to prepare the EIR for this project. The RFP was a competitive process and the City chose ESA PCR to prepare the document. The City, not the developer, has the service contract with ESA PCR to prepare the EIR. The developer however is responsible for funding the EIR because it is an application associated with their project. The developer has paid that money to the City in addition to all other fees associated with the processing of their applications.

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Response to Comments 69-3 through 69-21. Please see Responses to Comments 67-3 through 67-21 (Letter 67, Courtney Kasey).

LETTER 70

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Thursday, April 14, 2016 8:55 AM
To: David Crook; Mike Byer (mbyer@richlandinvestments.com)
Subject: FW: Skyline Heights Project - Comments/Concerns regarding the DEIR
Attachments: US Fish and Game Species analysis.pdf; Wildlife1.jpg; wildlife2.jpg; wildlife3.jpg; wildlife4.jpg; wildlife5.jpg; wildlife6.jpg

From: Courtney Kasey [mailto:Courtney.Kasey@mecglobal.com]
Sent: Wednesday, April 13, 2016 11:21 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; commdev@ci.corona.us; Police Admin; david.duffy@ci.corona.us; Joanne Coletta; Nelson Nelson; Darrell Talbert
Subject: Skyline Heights Project - Comments/Concerns regarding the DEIR

Hello –

As promised at the end of my questions e-mail sent 4/12, the following summarizes, and then goes into detail, where I believe the DEIR is flawed or needs to be amended.

Starting with the summary, this was the take away I had from the 100+ people who attending the Planning Commission Meeting on 4/11 and the 40+ speakers, including myself and my son.

- Traffic, traffic, traffic
 - o Our current infrastructure will not support the amount of building going on in Corona. Many of us spend hours on the freeway and sometimes an hour just to GET ON the freeway.
 - o While some road projects are in the works, we are not confident that this will alleviate the situation or will we just be in the same position we are now once the new residents are here.
- Mitigation
 - o There is insufficient mitigation throughout the document – from lack of open space ratios, to traffic infrastructure, to loss of forest and views. Paying a fee/fine will not benefit the residents of my city.
- Impact to Wildlife
 - o There are over 40 endangered species in the area proposed for development. One of the residents showed a photo slide show of countless animals that never even made the EIR, which undermines the validity and thoroughness of the research conducted.
- Impact to the Trail System
 - o While 2 main hiking trails will not be impacted (Tin Mine and Hagador Canyon) the rest most certainly will. From our views to the impact on the animal life and vegetation, all of this is of great concern. Again, no amount of mitigation will solve for these concerns.
- Existing Resources
 - o No new police/fire/schools – when we're currently impacted at the Jr. High Level, have issues with our emergency services getting to where the need to go – especially during rush hour. Do you know that on 4/10 there was an accident on the 91 in Corona at 5am. 911 was immediately called and it was 6:30am before services could reach the accident due to traffic (they couldn't even get on the freeway).
- Fire
 - o This will be the first time Corona will have a VHFHSZ in our city and with no additional firefighting resources, and the potential destruction that could result from that lack of support – to not only the homes, but the Cleveland National Forest, is a huge concern.
- Water Conservation

- o We are in a Stage 3 Water Conservation Alert. To remove natural vegetation and watersheds, for manicured lawns and general water usage, makes no sense.

8
(cont.)

Specifically, here are my issues/concerns with the 662 page DEIR where I believe data is lacking, questionable or flat out false and should be amended:

9

Traffic/Transportation

Page 510 details 13 intersections that were evaluated for traffic conditions at the peak am/pm drive times. Only the 1st five of these are relevant (noted below), as the other intersections are only relevant if the project proceeds:

- Serfas Club at Green River
- Paseo Grande at Green River
- Paseo Grande at Ontario
- Boarder at Ontario
- Lincoln at Ontario

On a scale of A-F, all 5 of these are C and below. The only mitigation proposed is 2 lights on Boarder and Paseo Grand – at Ontario. Two traffic lights as mitigation for 300-600 more cars is not sufficient and additional mitigation is needed. Nor do I see any support in the DEIR on how these two lights will upgrade the scores for those two intersections to a B rating. I drive Ontario every day M-F...the proposal to put a light at Border, when 10 houses away there's a stop sign...that will do nothing but have everyone drive through a green light, and come to a stretching halt. This mitigation is unacceptable and quite frankly laughable.

As a side note, reading on page 521 that our Policy 6.1.6 is for our roadways to have a grade of D or better is a very low standard. If our students aimed for that minimal level, we would consider that we had an epic failure of our educational system here.

Mitigation

The Aesthetics section on Pg. 19 states that the impact will be significant and NO mitigation will be able to be done about it. "Project would result in a significant and unavoidable impact relative to views and scenic vistas." The mitigation for this being "long distance views of the mountains from Chase Ave would remain." This is NOT sufficient mitigation and should not be listed as such.

10

Page 20 outlines that the project would not create substantial light or glare and is deemed "less than significant." 300 homes, street lights, traffic lights, to property that is currently without a single light, is misrepresented as "less than significant."

11

My biggest issue of language in this section is on Page 21, section 4.A-6. This states that "Implementation of the proposed project would not conflict with any application plan, policy, or regulation of an agency with jurisdiction over the project (including by not limited to the General Plan, Specific Plan and Municipal Code) adopted for the purpose of avoiding or mitigating aesthetic impact. This impact is considered less than significant." And goes on to state that "No mitigation measures are required." There is NOTHING in this plan that should be listed as "less than significant." Additionally, this is an untrue statement as plan currently violates the City of Corona's General Plan.

12

Corona's General Plan's goals and policies outline that the City:

- Support the diverse needs of Corona's residents, including opportunities for recreation and social and spiritual activity in balance with natural and open spaces
- The preserve and conserve open spaces for recreation and aesthetic relief
- That sustain natural open spaces, hillsides and canyons
- That promote public places that are distinguished by their physical design, impage and effectiveness in nurturing community socialization and perception as valued places and

- Provide open spaces for residents with opportunities to enjoy the natural environment, and provide visual relief from urban development

12
(cont.)

Everything about this proposal and the rezoning of this land is in direct conflict with the current General Plan goals noted above. The DEIR should not note that the level of significance before/after mitigation is “less than significant.” That is a blatant falsehood. I ask that this change be made for section 4.B-6 on Page 24 as well.

This language of the project being consistent with the General Plan is referenced again on Page 154 6a and Policy 10.22.1 on page 155 and Page 239 Policy 10.9.2. Again I ask for a change in language in the document to not state that the proposed project is consistent with the applicable goals and policies of the current General Plan. Views from the remaining trails will absolutely be affected by this proposed project. This is confirmed within the document itself on page 157 under “cumulative impacts” which notes “However the project would result in significant and unavoidable impacts to the scenic vistas and the character and quality of the project site and surrounding areas.”

13

I understand that Pages 409-414 outline how the proposed project adheres the General Plan and LAFCO/SCAG rules, however I disagree and believe a lot of what is stated is a matter of opinion, and is something that I, and many residents, disagree with. Starting on page 415, the plan proposal is not consistent to:

14

- Goal 1.2 “sustain natural open spaces.”
- Policy 1.2.1 “policies for natural resources”
- Goal 1.4 “strategic growth that preserves existing viable residential neighborhoods and commercial and industrial districts and targets new development to remaining vacant parcels that are environmentally suitable and can be supported by infrastructure and serves to enhance vitality and community livability.”
- Policy 1.4.8 “Require the development occur only when the public infrastructure and serves needed are available, or will be available in a reasonable amount of time.” (at best this should be tabled until the Foothill Parkway expansion is complete and we can better assess its impact on providing traffic relief for existing residents).
- Goal 1.7 “...meets the needs of Corona residents that are designed to enhance livability and high quality of life.” (where are the letters in support of needing/wanting these types of homes in Corona? 2 residents spoke in favor, 40+ opposed. Additionally, in the public records submitted by the Planning Commission there were no e-mails in support of the project)
- Policy 1.10.2 Require that development projects be located and designed to maintain predominant typographic forms, contours and elevations in the city’s foothills and canyons in accordance with policies 10.21.2 and 10.21.3. Everything about this project violates this policy.

Mitigation of Biological Resources –

Measure Bio -1: Plant Life

Mitigation of plant life, as noted in the DEIR states that there are several protected plant life (Coulter’s matilija Poppy, Mariposa Lily and Chaparral Nolina), but it would be mitigated by either paying fines/fees or moving the plant life to surrounding cities. Moving plant life to cities outside of Corona is not a true mitigation to the residents here and an alternative is needed. I would like the EIR to state that the Level of Significance after mitigation will still be significant vs. “less than significant” as currently stated.

15

On page 250, there is a reference to try and issue mitigation within the city of Corona, but it’s not mandatory. I would like to push this council to make that mandatory. Additionally, it states that if “on-site mitigation is proposed as an alternative the current slated mitigation (being anywhere in surrounding cities) that that plan be reviewed and approved by local and regulatory agencies. I ask that the public also be added to that review and approval process.

Bio 1 also reference wildlife, but nowhere in the document are the family of bobcat that live in Maybe Canyon or the Deer that is seen here listed. There is a vague reference to “large bodied mammals” in one sentence throughout the entire 662 pages on pages 215-216. I would like to see additional study be done and the document to include that study specific to these mammals. (see attached document from the Department of Interior Fish and Wildlife that states over

40+ Endangered or Threatened species can be found in the proposed area. Also attached are photos of the deer, bobcat and coyotes within the proposed boundaries, but not in the report)

15
(cont.)

Measure Bio-2:

On pages 202, 210, there is a deeper analysis of the vegetation and sensitive plant communities. "The project site is within the Western Riverside Multiple Species Habitat Conservation Plan, within Temescal Canyon Area Plan, as well as designated MSHCP Burrowing Owl Survey area." And "The project site supports 3 plant communities which are considered CA Natural Diversity Database high inventory priority communicates and are considered sensitive due to their decline in the region and/or their ability to support sensitive species." Based on these assessments, I'm even more baffled why this land is even being discussed for possible annexation and development. The document goes on to note how all of the studies were done during "Low rainfall years" so not all protected species were observed. Based on the amount of rainfall we've currently received, I would like another study to be done to assess if the same results are true in heavier rainfall years. If that will not be done, that an edit to the final EIR should provide support as to why the amount of rainfall does not have any bearing on the results.

16

Trail Access

While we understand that the main trail entrance, fire road, Tin Mine and Hagador Canyon will not be impeded by this project, there are many more trails and access points to sections in the canyons that will be destroyed or blocked by this development. While currently on private property, those trails have been well used by hikers and mountain bikers for over 25 years. Mitigation must include access points into the remaining canyon sections/trails, other than the main Foothill entrance.

17

Agriculture and Forestry Resources (page 84)

The document currently states that "The proposed project would not directly convert, or otherwise result in the conversion of, any existing agricultural uses, or forest land to non-forest use, and would not trigger significant impact." This again is a blatant falsehood that should be corrected for the final document. The destruction of the canyons, and the countless, while unofficial, trails absolutely changes the land use from forest land to non-forest use and will absolutely have significant impact to the hikers and mountain bikers who have used that land for at least 25 years to my personal knowledge.

18

Population/Housing and Employment

The document states no new jobs are directly expected to result from this development. Ms. Coletta forwarded me the Staff notes that provided some financial support for the document. I will need more time to review that and will follow up with my concerns pending that review.

19

Parkland/Open-Space

This project will not produce any additional parks for city residents. Page 462 states that "school recreation facilities are often open to the public during non-school hours. Typically elementary schools provide additional recreation opportunities to surrounding neighborhoods." This needs to be corrected, as this is another falsehood in the DEIR. Nearly all of Corona's elementary schools are fenced and locked up during/after school hours.

20

On Page 475, the DEIR states that approximately 554 acres of parkland are needed to meet existing population levels. This project would put us at a deficit of 161 acres and considered only "potentially significant." It goes on to state that it's mitigated by the fact that we have access to nearby parks in Riverside, Chino and Orange county and the developer is paying a mitigation fee (basically a penalty) as a result. Telling residents to go to another city for recreation and paying a fee is not proper mitigation and an alternative should be put together. Another example of how this is inconsistent with the city's approved General Plan.

Water Conservation:

Corona is in a Stage 3 Water Conservation Alert. In 2015, the City asked its citizens to conserve a staggering 2.3B gallons of water and incentivized residents who replaced lawns with drought-tolerant vegetation. The City wants to create

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homes for 1,028 new residents while asking it's existing population to cutback it's water consumption by 28%? The city wants residents to install drought-tolerant vegetation while bulldozing 270 acres of native vegetation and natural watershed?

21
(cont.)

Again, I see from the document that Ms. Coletta sent, there is further detail here. I will review and provide my feedback. At best, the information contained in that staff report on this topic should be included or referenced with a link to the report made readily available to the residents.

Overall/General Questions about process:

Page 399 starts the overview of the SCAG (Southern CA Association of Governments) and states that they have joint powers with responsibilities pertaining to regional issues. SCAG prepared the 2008 Regional Comprehensive Plan (RCP) which serves as a basis for the preparation of SCAG's Regional Transportation Plan and the Compass Blueprint Growth Vision (2% strategy) program. Within this 2% strategy, it states that the selected 2% must produce the greatest policy achievement with the least land effected. "A site, if developed at higher density, would help best serve the mobility, livability and prosperity and sustainability goals of the Growth Vision for the region." This project does not produce the greatest policy achievement with the least land effected and is a falsehood to say it does. It will benefit the 300 new residents who will have a beautiful million dollar home, not to the benefit of the other 145k+ residents.

22

I am imploring you to:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way

23

~ Courtney Kasey

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United States Department of the Interior

FISH AND WILDLIFE SERVICE

Carlsbad Fish and Wildlife Office
2177 SALK AVENUE - SUITE 250
CARLSBAD, CA 92008

PHONE: (760)431-9440 FAX: (760)431-5901

URL: www.fws.gov/carlsbad/



Consultation Code: 08ECAR00-2016-SLI-0537

April 13, 2016

Event Code: 08ECAR00-2016-E-00784

Project Name: Skyline Trail

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, designated critical habitat, and candidate species that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment



United States Department of Interior
Fish and Wildlife Service

Project name: Skyline Trail

Official Species List

Provided by:

Carlsbad Fish and Wildlife Office
2177 SALK AVENUE - SUITE 250
CARLSBAD, CA 92008
(760) 431-9440
<http://www.fws.gov/carlsbad/>

Consultation Code: 08ECAR00-2016-SLI-0537

Event Code: 08ECAR00-2016-E-00784

Project Type: LAND - CLEARING

Project Name: Skyline Trail

Project Description: Million \$\$\$ Homes in Corona CA

PLEASE SEND BEFORE MAY 9th 2016, EIR PLANNING COMMISSION MEETING

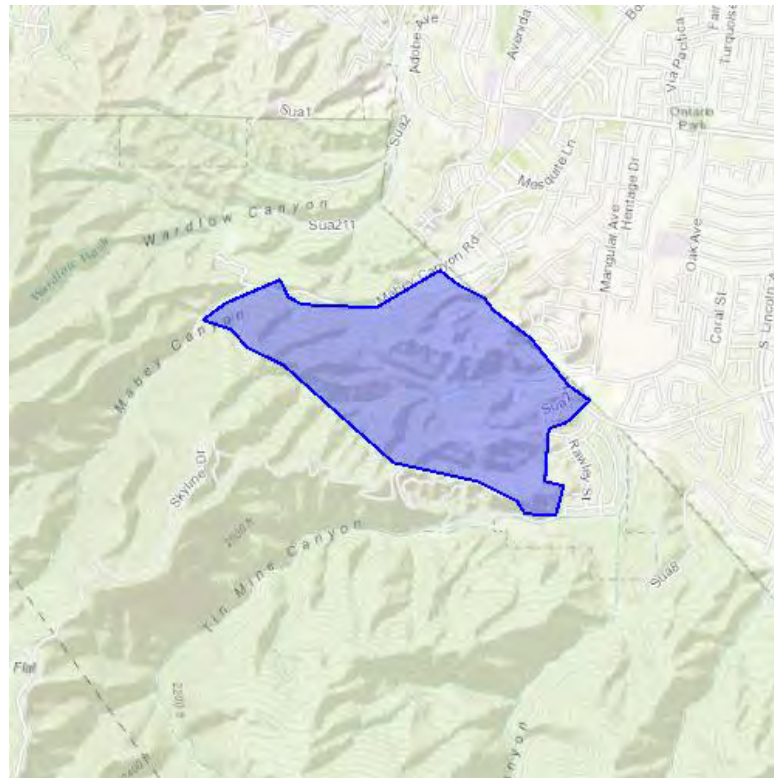
Please Note: The FWS office may have modified the Project Name and/or Project Description, so it may be different from what was submitted in your previous request. If the Consultation Code matches, the FWS considers this to be the same project. Contact the office in the 'Provided by' section of your previous Official Species list if you have any questions or concerns.

24
(cont.)



Project name: Skyline Trail

24
(cont.)



Project Coordinates: MULTIPOLYGON (((-117.60872840881348 33.84988869610126, -117.60705471038818 33.84921151092587, -117.60636806488037 33.84846303685511, -117.6038360595703 33.84693042663045, -117.60130405426024 33.844292846990825, -117.59984493255615 33.84336611049047, -117.60143280029298 33.84211856471391, -117.60254859924315 33.84176211971806, -117.60267734527586 33.84144131795057, -117.60289192199707 33.83883921466955, -117.60164737701416 33.83851840192949, -117.60211944580078 33.83687867356177, -117.60422229766846 33.836914320165164, -117.60478019714355 33.83766289540176, -117.6075267791748 33.838803568869004, -117.61327743530275 33.839837291048234, -117.62083053588867 33.845433431962164, -117.62323379516602 33.84636014604009, -117.62447834014893 33.84739377680723, -117.6263666152954 33.847999692477444, -117.6247787475586 33.848926378719746, -117.62104511260985 33.850245107195285, -117.62048721313478 33.84931843525782, -117.61950016021729 33.84881945389711, -117.61443614959715 33.84864124556198, -117.6101016998291 33.850815361852796, -117.60872840881348 33.84988869610126))))



United States Department of Interior
Fish and Wildlife Service

Project name: Skyline Trail

Project Counties: Riverside, CA

24
(cont.)



United States Department of Interior
Fish and Wildlife Service

Project name: Skyline Trail

24
(cont.)

Endangered Species Act Species List

There are a total of 11 threatened or endangered species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Critical habitats listed under the **Has Critical Habitat** column may or may not lie within your project area. See the **Critical habitats within your project area** section further below for critical habitat that lies within your project. Please contact the designated FWS office if you have questions.

Amphibians	Status	Has Critical Habitat	Condition(s)
arroyo toad (<i>Anaxyrus californicus</i>) Population: Entire	Endangered	Final designated	
Birds			
Coastal California gnatcatcher (<i>Polioptila californica californica</i>) Population: Entire	Threatened	Final designated	
Least Bell's vireo (<i>Vireo bellii pusillus</i>) Population: Entire	Endangered	Final designated	
Southwestern Willow flycatcher (<i>Empidonax traillii extimus</i>) Population: Entire	Endangered	Final designated	
Crustaceans			
San Diego fairy shrimp (<i>Branchinecta sandiegonensis</i>)	Endangered	Final designated	
Fishes			
Santa Ana sucker (<i>Catostomus santaanae</i>)	Threatened	Final designated	



United States Department of Interior
Fish and Wildlife Service

Project name: Skyline Trail

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(cont.)

Population: 3 CA river basins			
Flowering Plants			
Braunton's milk-vetch (<i>Astragalus brauntonii</i>)	Endangered	Final designated	
San Diego ambrosia (<i>Ambrosia pumila</i>)	Endangered	Final designated	
Santa Monica Mountains dudleya (<i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>)	Threatened		
Insects			
Quino Checkerspot butterfly (<i>Euphydryas editha quino</i> (= <i>e. e. wrighti</i>)) Population: Entire	Endangered	Final designated	
Mammals			
Stephens' kangaroo rat (<i>Dipodomys stephensi</i>) Population: Entire	Endangered		



United States Department of Interior
Fish and Wildlife Service

Project name: Skyline Trail

24
(cont.)

Critical habitats that lie within your project area

The following critical habitats lie fully or partially within your project area.

Birds	Critical Habitat Type
Coastal California gnatcatcher (<i>Polioptila californica californica</i>) Population: Entire	Final designated



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01-03-2015 15:26:58



06-13-2015 20:52:01



Comment Letter 70

Courtney Kasey
Courtney.Kasey@mercglobal.com

Response to Letter 70

Response to Comment 70-1. This comment provides a general introduction regarding the comments raised in this letter. Responses to the comments contained in this letter are provided below in Responses to Comments 70-2 through 70-24.

Response to Comment 70-2. With regard to traffic and roadway infrastructure, including roadway infrastructure currently in the works, please see Responses to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin) and 10-2 (Letter 10, Nicole Krenzin).

With regard to other infrastructure, please see Response to Comment 9-10 (Letter 10, Petition-Moratorium, iPetitions.com, Elaine Hicks).

Response to Comment 70-3. With regard to open space and forestry resources, please see Response to Comment 1-4 under “Land Use and Open Space”, Response to Comment 48-6 (Letter 48, Laura Brennan-Mayhugh), and Response to Comment 45-8 (Letter 45, Patricia (Realo) Anderson). As indicated therein, the project would be consistent with applicable City of Corona General Plan open space policies and would result in less than significant impacts to open space and forestry resources.

With regard to parks, as indicated on pages 4.L-15 through 4.L-18 of the Draft EIR, while the project does not proposed the on-site parkland required to meet project demand, Mitigation Measure PS-5 requires project compliance with City of Corona Municipal Code Chapter 16.35, Park Dedication and In Lieu Fees, which requires the dedication of on-site parkland, payment of in-lieu fees for the provision of such parkland elsewhere, or a combination of the two to provide the parkland required to serve project residents. As indicates on pages 4.L-16 and 4.L-26, with adherence to applicable regulatory requirements and implementation of the proposed project design features and prescribed mitigation measure, project park impacts would be less than significant.

With regard to traffic, as indicated on pages 4.M-42 of the Draft EIR, the project would result in significant impacts at four intersections, Intersections 3 (Paseo Grande/Ontario Avenue, if Foothill Parkway is not constructed prior to project opening), 4, (Border Avenue/Ontario Avenue), 10 (Elysia Street/Foothill Parkway), and 11 (Trudy Way/Foothill Parkway), Mitigation Measure TR-1 would require a traffic signal at Paseo Grande/Ontario Avenue only if Foothill Parkway is not constructed and open prior to project opening; Mitigation Measures TR-2 through TR-4 require new traffic signals prior to project opening at Intersections 4 (Border Avenue/Ontario Avenue), 10 (Elysia Street/Foothill Parkway), and 11 (Trudy Way/Foothill Parkway), and Mitigation Measure TR-5 requiring the roadway improvement of Paseo Grande between Ontario Avenue and Green River to be improved to a four lane secondary roadway would only be required if Foothill Parkway was not constructed and open prior to project opening. As indicated on page 4.M-44, the project impacts at these intersections and roadway segment would be reduced to less than significant levels

with implementation of the prescribed mitigation. Payment of fees/fines is not identified as mitigation for traffic impacts. It should be noted that the Foothill Parkway Westerly Extension Project was completed in late 2016 and the roadway is currently operational. Therefore, Mitigation Measures TR-1 and TR-5 are no longer necessary for the project as the impacts have been reduced to less than significant with the opening of Foothill Parkway.

With regard to infrastructure, as indicated on pages 4.N-34 through 4.N-48, the project could result in significant water, wastewater, and solid waste infrastructure impacts without proper mitigation, and less than significant storm drainage infrastructure impacts. Mitigation Measures UTIL-1 through UTIL-5 are requiring: 1) payment of the required CDWP water and sewer connection fees, 2) a copy of receipt or proof of contract that the construction contractor shall contract for waste disposal services with the City's exclusive franchise contract hauler for recycled waste disposal services, 3) on-site waste separation facilities during construction, and 4) adherence to the City's waste diversion program which diverts 75 percent of all waste away from landfills. As indicated on page 4.N-61, project infrastructure impacts would be less than significant with adherence to applicable regulatory requirements and implementation of the proposed project design features and prescribed mitigation measures. Payment of fines is not identified as mitigation, and while payment of fees is identified as mitigation, these fees would provide the infrastructure improvements required to serve the project.

All mitigation prescribed in the Draft EIR is sufficient under CEQA, including the payment of adopted impact fees designed specifically to mitigate the impacts of new development, and the commenter's contention otherwise is not supported by substantial evidence in the record.

Response to Comment 70-4. The Draft EIR reports a total of 21 Federal or State-listed Endangered species, seven plant species and 14 wildlife species, have been recorded for the general area surrounding the project site. None of these have been recorded from the project site. L&L Environmental, Inc. conducted additional focused botanical surveys in 2016 to gather more data and provide a more thorough evaluation. Surveys were conducted between April and August 2016 to ensure surveys encompassed the blooming periods for potential sensitive plants and movement or activity periods for wildlife. The biologists that conducted the updated surveys were not previously associated with the project and have over 35 years of combined biological survey and monitoring experience in southern California. The biologists conducting the surveys hold permits to survey for multiple endangered species, including insects, birds, and amphibians.

The Updated Biological Assessment (Appendix A of the RDEIR) considers both observed species and species with a probability of occurrence that were not directly observed or not observed via sign (footprints, scat, etc.), but are known in the area or might be expected in the area due to habitat types and elevation, etc. Certain animals known to frequent the area at night or that avoid human interaction can be viewed by motion detection cameras and these include wildlife that are common in hillside communities including deer, skunks, opossums, raccoons, coyotes, etc. These species have not reached listing status, and are therefore, not considered sensitive species that require protection under CEQA. Measures to reduce impacts to these species are generally managed during preconstruction clearing actions where monitors prevent direct impacts via flushing actions which move the wildlife out of the of the active construction area. The Updated Biological Assessment included the following mitigation measure, providing protection for wildlife species during construction.

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.

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.

Response to Comment 70-5. Please see: Responses to Comments 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) and 1-6 under "Access to the CNF" (Letter 1, United States Forest Service) regarding project impacts to trails and trail access; Response to Comments 1-4 under "Scenic Integrity" (Letter 1, United States Forest Service) regarding project aesthetics impacts; and Response to Comment 32-1 (Letter 32, K. Zimmerman) regarding project biological resources impacts.

Response to Comment 70-6. With regard to project impacts to police protection services and schools, please see Responses to Comments 9-12 (Letter 9, Petition-Moratorium, iPetitions.com, Michelle Arnold) and 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin), respectively. With regard to project impacts to fire protection services, fire protection is addressed in Section 4.L, Public Services, of the Draft EIR, with supporting data provided in Appendix J, Public Services and Utility Correspondence and Background Information. As indicated on page 4.L-12 through 4.L-14, with compliance with applicable regulatory requirements and implementation of the proposed project design features and prescribed mitigation measures, project impacts on fire protection services would be less than significant.

With regard specifically to emergency response times, these are addressed in Section 4.L, Public Services, of the Draft EIR, with supporting data provided in Appendix J, Public Services and Utility Correspondence and Background Information. As indicated on page 4.L-12, the project site is located within 2.75 miles or less of three existing City fire stations, fire protection response times from these stations to the project site are within the CFD's response time goals for the first in responder of six minutes, 90 percent of the time. As indicated on page 4.L-14, the project site is located within 4.7 miles of the City's main police station, police response times to the project site are within the CPD's five minute response time goal. Furthermore, as indicated on page 4.M-44, with compliance with applicable regulatory requirements, and with implementation of the proposed project design features and prescribed mitigation measures, project traffic impacts would be less than significant. It can thus be reasonably concluded that project impacts to police and fire emergency response times to other properties in the City would also be less than significant. Furthermore, as indicated on page 4.L-14, it is anticipated that with the recent completion of the Foothill Parkway Extension Project, traffic flow and access in the vicinity of the project site would improve.

Response to Comment 70-7. Please see Response to Comment 6-11 under "Wildland Fire Hazard" (Letter 6, California Native Plant Society).

Response to Comment 70-8. Please see Response to Comment 9-8 (Letter 9, Petition-Moratorium, iPetitions.com, Sangita Patel).

Response to Comment 70-9. The commenter suggests that the scope of intersections evaluated in Section 4.M, Transportation, of the Draft EIR is inappropriate, and also that the proposed traffic mitigation would not alleviate the impacts indicated at two locations along Ontario Avenue (at Border Avenue and at Paseo Grande) as stated in the analysis, but offers no evidence to support this statement, other than anecdotal statements. The TIA prepared for the proposed project was done so in accordance with accepted industry standards for traffic impact analysis and using the City's accepted traffic model. Furthermore, the City's Traffic Engineering Section reviewed and approved the project TIA, and thus supports the analysis and conclusions contained therein and in Section 4.M of the Draft EIR. Despite the suggestions provided by the commenter, the analysis contained in the TIA and Draft EIR reflects accepted methodology for evaluating traffic impacts and provides substantial evidence to support the conclusions contained therein.

Response to Comment 70-10. With regard to project impacts on views and scenic vistas, please see Response to Comment 1-4 under "Scenic Integrity" (Letter 1, United States Forest Service).

The comment that the quote from the Draft EIR "*long distance views of the mountains from Chase Avenue would remain*" does not represent sufficient mitigation, is not characterized as mitigation in the Draft EIR. "Rather, this quote is from the impact summary for scenic resources on page 4.A-15 of the Draft EIR which states in full:

"Although the proposed project would alter the foothills of the Santa Ana Mountains, long-distance views of the mountains from Chase Avenue would remain. There are no trees, rock outcroppings, or historic buildings designated in the area that would be affected by the project. Nonetheless, due to the substantial modification of on-site topography and introduction of urban uses into an existing undeveloped area, impacts to scenic resources are considered significant and unavoidable.

Hence, just as the aesthetics analysis in the Draft EIR concludes on page 4.A-14 project impacts on views and scenic vistas would be significant and unavoidable, so does the analysis on page 4.A-15 with regard to scenic resources. The statement above that "*...long-distance views of the mountains from Chase Avenue would remain*" simply describes what one would see from one of the amazed vantage points (e.g., Chase Drive which is a designated scenic highway), joins other mitigating factors such as that identified on pages 4.A-14 and 4.A-15 of the analysis where it is stated "While the project would permanently alter the foreground views of the foothills of the Santa Ana Mountains, the background views of the Santa Ana Mountains would remain following project implementation. Still, the aesthetics analysis fully divulges the aesthetics impacts of the project, such as on page 4.A-15 where it is stated "Upon completion, however, existing views of undeveloped land would be replaced with views of single-family residents. In accordance with CEQA, and consistent with the primary purpose of an EIR which is to provide for an informed decision about the project by the decision-makers, the analysis divulges both in what respects impacts would occur and in what respects impacts would not occur. In the current case, significant unavoidable impacts would occur from close-in but not far-off vantage points.

Response to Comment 70-11. Please see Response to Comment 65-3 (Letter 65, Dwight Woodward).

Response to Comment 70-12. With regard to project consistency with applicable City of Corona General Plan aesthetics goals and policies, this is evaluated in Section 4.A, Aesthetics, of the Draft EIR. The conclusion referenced in the comment from page 4.A-22 of the Draft EIR (e.g., “Implementation of the proposed project would not conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, Specific Plan, and Municipal Code) adopted for the purpose of avoiding or mitigating aesthetics impact”) is supported by analysis on pages 4.A-23 through 4.A-25. This includes Table 4.A-1, General Plan Consistency analysis, which evaluates project consistency with each of the applicable aesthetics goals and policies from the City of Corona General Plan. While this represents substantial evidence in the record, the commenter’s contention that the above conclusion is an untrue statement is not supported by substantial evidence.

With regard to project consistency with applicable City of Corona open space goals and policies (e.g., the goals and policies listed in the comment), please see Response to Comment 45-8 (Letter 45, Patricia (Realo) Anderson). As indicated therein, the project is consistent with applicable General Plan open space goals and policies.

With regard to project consistency with applicable City of Corona General Plan land use goals, policies and zoning, this is evaluated in Section 4.I, Land Use and Planning, of the Draft EIR. As indicated on page 4.I-19, the project would be consistent with all applicable City General Plan land use goals and policies; this conclusion is supported by Table 4.I-2, General Plan Consistency Analysis, which discusses project consistency with each applicable City General Plan land goal and policy. The discussion represents substantial evidence in the record that the project is consistent with applicable City General Plan land use goals and policies, and with City zoning, and the commenter’s contention otherwise is not supported by substantial evidence. Please see Response to Comment 1-3 (Letter 1, United States Forest Service) for additional discussion.

Response to Comment 70-13. With regard to project consistency with City General Plan Policy 10.22.1, as indicated in the consistency analysis on page 4.A-23, the policy calls for creating unobstructed view corridors or viewsheds of the San Bernardino, Santa Ana and San Gabriel Mountains, and the Chino and La Sierra Hills, from public spaces such parks and trails, while the consistency analysis states:

“While the project would modify the visual character of the project site and alter the viewshed in the project area, particularly from public trails such as the Skyline Trail, long-distance views of scenic resources such as the San Bernardino, Santa Ana, and San Gabriel Mountains, as well as the Chino and La Sierra Hills, would not be substantially affected. As such, despite a significant impact related to alteration of the project site, the proposed project would be consistent with this policy.”

The project would not obstruct view corridors or viewsheds of the referenced mountains and hills from the area’s trails, and thus the project is consistent with Policy 10.22.1.

With regard to project consistency with City General Plan Policy 10.9.2, as indicated on page 4.C-39 of the Draft EIR and 4.C-64 of the RDEIR, this policy applies to biological resources, appearing in the Environmental Resources Element of the General Plan under Biological Resources and meant to protect biological resources, and does not apply to aesthetics.

The commenter appears to take the position that any change from the existing undeveloped condition of the project site as seen from the area's trails would make the project inconsistent with the above policies, but that is not what the above policies say. Furthermore, the commenter appears to take the position here and in other comments in the letter that any change in the visual environment represents a significant impact, but as indicated in Significance Thresholds 1 through 3 (dealing with views, scenic vistas, scenic resources, and visual character) on page 4.A-12 of the Draft EIR, such changes need to be "substantial". In the current case, the analysis acknowledges that viewpoints within close proximity of the project site would be significantly and unavoidably affected, but also that longer-range viewpoints, and views of the entire viewshed, would not be significantly affected. In addition, the commenter appears to conflate policies and environmental issues here and in other comments in this letter, applying policies to environmental issues that they are not intended to address (for example, applying Policy 10.9.2 to aesthetics when it actually applies to biological resources); this is inappropriate and not what the City's General Plan intends. Finally, the commenter often quotes portions of General Plan goals and policies in lieu of the entirety of the goal and/or policy text, taking the citations out of context (for example in Comments 70-12 and 70-14); the entirety of the goals and policies need to be considered (and are considered in the General Plan Consistency analysis tables in the Draft EIR).

Response to Comment 70-14. The comment expressing disagreement with the General Plan land use goal and policy consistency conclusions reached in Section 4.I, Land Use and Planning, of the Draft EIR is noted and will be provided to the decision makers. The Draft EIR evaluates project consistency with each of the referenced land use goals and policies in Section 4.I, Land Use and Planning, in Table 4.I-2, General Plan Consistency Analysis. As indicated therein, and as supported by the analysis in the "Evaluation of Project Consistency" column of Table 4.I-2, the project would be consistent with each of the referenced goals and policies.

With regard specifically to the comment under Policy 1.4.8 that the project should be tabled until the Foothill Parkway expansion is complete and we can better assess its impact on providing traffic relief for existing residents, the traffic analysis in the Draft EIR evaluates the impacts of the project both with and without completion of the Foothill Parkway Extension Project. Please see Response to Comment 10-2 (Letter 10, Nicole Krenzin) for further discussion.

With regard specifically to the comment under Goal 1.7 asking where the letters are in support of needing/wanting the types of homes proposed in the City, Goal 1.7 does not require letters in support. Goal 1.7 states: "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. As indicated in the consistency analysis for this goal on page 4.I-22 of the Draft EIR, the proposed project would provide additional single-family housing units within the City that would help the City meet its current and future RHNA needs, and would provide various improvements such as new roads, open space areas, landscaping and other features intended to enhance livability of on-site residents and provide a high quality of life. This is supported by the analysis in Section 4.K, Population, Housing and Employment, which indicates on page 4.K-5 that the Southern California Association of Governments (SCAG) 2012 Regional Housing Needs Assessment (RHNA) indicates that, in 2012, among the existing housing needs for residents in the City was 308 above moderate income housing units, and that the project would help meet the demand for such units.

Response to Comment 70-15. The mitigation measure BIO-1 in the original Draft EIR has been replaced by BIO-MM2 in the recirculated Biological Resources section in the RDEIR for plant species. Mitigation Measure

BIO-MM2 provides that plant salvage and translocation will be onsite wherever possible. However, when onsite suitable habitat is no longer available, offsite conservation/preservation areas will be utilized, with a preference given to locations closest to the project site.

Mitigation Measure BIO-MM2. Mitigation shall be provided for impacts to Coulter's matilija poppy, intermediate mariposa lily, and chaparral nolina.

- Impacts shall be minimized and avoided to the extent feasible. 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.
- 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. 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 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 site, except maintenance of habitat, including the removal of nonnative plant species, trash, and debris, and the installation of native plant materials.

Prior to any ground disturbance, the Applicant shall prepare a Chaparral Nolina Planting Plan (Plan) for chaparral nolina. The Plan shall require a replacement ratio of 1:1 by area, and ensure a minimum 90 percent survivorship at the end of a five-year monitoring period, which shall be verified by the monitoring biologist (minimum qualifications of the monitoring biologist are specified below). At a minimum, the five-year plan shall include the following information:

1. a description of the existing conditions of the receiver site(s) characterizing the suitability of the site(s) for chaparral nolina, and documenting the acreage of the site,
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.

Response to Comment 70-16. See Response to Comment 3-2, above. Updated focused botanical surveys were conducted during the 2016 survey season to supplement previous work and provide current data. The 2016 rainfall year was better than previous years' surveys. Rainfall was more than any of the previous three years individually and should have allowed most species to bloom. Based on the 2013 focused surveys and 2016 general surveys, the project site does not currently support burrowing owl. Since the project site supports suitable habitat, a preconstruction survey will be conducted 30 days prior to ground disturbance in accordance with the MSHCP to ensure burrowing owls are not occupying the site at the time of construction (see Mitigation Measure BIO-MM12 in the Updated Biological Assessment and the RDEIR).

Response to Comment 70-17. Please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District), and Response to Comment 1-6 under "Access to the CNF" (Letter 1, United States Forest Service). Based on those responses, no additional mitigation is required.

Response to Comment 70-18. The Draft EIR evaluated project impacts to forest land in Section 4.0, Agriculture and Forestry Resources. As indicated on page 4.0-7, no land designated as "Forest Land" exists within the project boundaries (e.g., the project site is currently zoned Rural Residential by Riverside County), and therefore implementation of the project would not directly convert forest land to non-forest use. As further indicated on page 4.0-7, although the Forest Land portions of the CNF are located to the south and west of the project site, implementation of the project would not directly affect any forest land or forestry resources. While that statement that the project site is not located in the CNF is in error, and has been corrected in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, in this Final EIR, the statements on page 4.0-7 that the project would not affect any forest land or forestry resources are still correct. As indicated in the Land Use Zones map in the 2005 Cleveland National Forest Land Management Plan, the Forest Service identifies the project site and greater annexation area as "Non-Forest System Land". Furthermore, the project site and greater annexation area contain primarily chaparral and sage scrub habitat as indicated in Figure 4.C-1, rather than forest, and do not contain timberlands. Therefore, as indicated on

page 4.0-7, project impacts to forestry resources would be less than significant.

With regard to project impacts to trails, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District), and Response to Comment 1-6 under “Access to the CNF” (Letter 1, United States Forest Service).

Response to Comment 70-19: Please see Response to Comment 67-18 (Letter 67, Courtney Kasey).

Response to Comment 70-20. With regard to the impacts of the project on parks, and the use of park impact fee payments to mitigate these impacts, please see Response to Comments 1-9 under “Proposed On-Site Park and Recreation Facilities (Letter 1, United States Forest Service), and Response to Comment 45-7 (Letter 45, Patricia (Realo) Anderson).

With regard to the comment that the Draft EIR incorrectly states that school recreation facilities are open to the public during non-school hours: (1) as indicated in the quote, the statement is not an absolute – it says such facilities are “often” and “typically open to the public, and the comment itself acknowledges this in stating that “nearly” all of Corona’s schools are fenced and locked during/after school hours; (2) the quote is from the Environmental Setting subsection of Section 4.L-, Public Services, of the Draft EIR and is not used as a mitigating factor in the parks impact analysis later in the section; and (3) as indicated on pages 4.L-25 and 4.L-26 of the Draft EIR, implementation of Mitigation Measure PS-5, requiring compliance with City of Corona Municipal Code Chapter 16.35, Park Dedication and In Lieu Fees, would fully mitigate project parks impacts. Therefore, no correction of this statement is required.

With regard to the comment that the project would put the City at a park deficit of 161 acres, this is incorrect. As indicated on pages 4.L-16 and 4.L-17 of the Draft EIR:

“Therefore, an estimated total of approximately 554 acres of parklands are needed within the City to accommodate the City’s existing population of 158,391. Thus, this represents a parkland deficit of 161 acres. Since the Project would contribute new residents that would utilize City parks, impacts on City parks and recreational services are considered to be a potentially significant impact.”

Per the above, the 161 acre park deficit is an existing deficit, not a deficit caused by the project. Furthermore, the project and the EIR are not responsible for mitigating this existing deficit, but rather are responsible only for mitigating the potential increase in this deficit which would be done with the implementation of Mitigation Measure PS-5.

With regard to the portion of the comment characterizing the payment of in-lieu park fees under Mitigation Measure PS-5 as a “penalty” (basically, as a fine) is an incorrect characterization. The payment of in-lieu park fees under City of Corona Municipal Code Chapter 16.35 (Park Dedication and In Lieu Fees) is a method the City of Corona has made available to new development projects to provide parkland to serve their future residents in cases where insufficient parkland is dedicated on-site to meet this demand. The intent of Chapter 16.35 is that the City use the fees collected to develop parkland elsewhere in the City, preferably within relatively close of the proposed development, to serve that proposed development, and thereby avoid having existing residents subsidize new park development necessitate by growth in the City.

Response to Comment 70-21. Please see Response to Comment 9-8 (Letter 9, Petition-Moratorium, iPetitions.com, Sangita Patel). The commenter makes reference to a document provided by City staff, but no document regarding this issue is attached. Thus no further response may be provided in this regard.

Response to Comment 70-22. The comment both incorrectly quotes the referenced passage and takes the quote out of context. The quote is from page 4.I-6 of the Draft EIR, in the Regulatory Setting subsection of Section 4.I, Land Use and Planning, under SCAG Compass Blueprint Growth Vision. The entire paragraph reads as follows:

“As part of the visioning effort, the Compass Blueprint 2% Strategy provides guidance for how and where SCAG can implement the Growth Vision for Southern California’s future. It calls for modest changes to current land use and transportation trends on only 2% of the land area of the region. Directing the changes to the selected 2% of the land identified produces the greatest policy achievement for the least land affected. The Growth Visioning effort encourages clustering/densification of job growth and population activity in proximity to certain transportation facilities. As indicated on the 2% Strategy Opportunity Areas map for the Western Riverside Council of Governments, the City of Corona and its SOI are located within a Compass 2% Strategy Opportunity Area. As such, the site is within a key target area that, if developed at higher density, would help best serve the mobility, livability, prosperity and sustainability goals of the Growth Vision for the region. In anticipation of population growth in Western Riverside County, the City of Corona has initiated several Compass Blueprint projects, including the Metrolink Station Area Plan, Downtown Revitalization Plan, and the Neighborhood Electric Vehicle Program (WRCOG). The applicable principles and policies of the Compass Blueprint Growth Vision relevant to the project and an analysis of the project’s consistency with these principles and policies are provided below under the subheading Analysis of Project Impacts.”

As indicated above, City of Corona and its Sphere of Influence (within which the project site is located) are located within a Compass 2% Strategy Opportunity Area, and “As such, the site is within a key target area that, if developed at a higher density, would help best serve the mobility, livability, property and sustainability goals of the Growth Vision for the region.” Another words, the project site is located in an area planned for urban development, near the urban core rather than in rural areas of the County, within close proximity to regional transportation facilities, and concentrating development in this area would reduce the traffic, air emissions, energy consumption, and other environmental effects that would otherwise occur if development were to occur in rural areas of the County where people would need to travel long distances for work, services and recreation.

Response to Comment 70-23. The comments requesting that the applications for the project be rejected are noted and will be provided to the decision makers. However, as these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 70-24. As discussed in Section 4.C, Biological Resources, of the RDEIR, additional surveys were conducted at the project site in 2016, which served, in part, as the basis for the updated biological resources analysis contained in the RDEIR and in the Updated Biological Resources Assessment contained in RDEIR Appendix A. The additional analysis provided in the RDEIR also includes an updated analysis of impacts to sensitive species, including special-status species such as those identified in the comments. However, as concluded in the RDEIR, impacts to such resources would be reduced to less than significant with implementation of applicable mitigation measures.

LETTER 71

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Thursday, April 14, 2016 5:27 PM
To: David Crook; Mike Byer (mbyer@richlandinvestments.com)
Subject: FW: Skyline Heights Project - Comments/Concerns regarding the DEIR

One more

From: Courtney Kasey [mailto:Courtney.Kasey@mecglobal.com]
Sent: Thursday, April 14, 2016 4:22 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; commdev@ci.corona.us; Police Admin; david.duffy@ci.corona.us; Joanne Coletta; Nelson Nelson; Darrell Talbert
Subject: RE: Skyline Heights Project - Comments/Concerns regarding the DEIR

Hello -

One additional amendment I'd like to see in the final EIR that I forgot to mention below, is within the traffic analysis. As highlighted, I do not believe that the traffic analysis was comprehensive enough, nor is the mitigation recommended (2 traffic lights) anywhere near sufficient. In a revised analysis and mitigation, the on/off ramps need to be evaluated. There are more mornings than not, that it takes me 30-60 minutes to get ON the freeway and the line to get off at Green River during the pm drive time is often backed up more than a mile. Even if traffic flow could be alleviated to get through town...what are the mitigation offerings to the freeway entrances/exits?

Thank you in advance for reviewing my many questions/concerns. I look forward to hearing back from you.

~ Courtney Kasey

From: Courtney Kasey
Sent: Wednesday, April 13, 2016 11:21 PM
To: 'JScott@ci.corona.ca.us' <JScott@ci.corona.ca.us>; 'dhaley@ci.corona.ca.us' <dhaley@ci.corona.ca.us>; 'RFox@ci.corona.ca.us' <RFox@ci.corona.ca.us>; 'emontanez@ci.corona.ca.us' <emontanez@ci.corona.ca.us>; 'kspiegel@ci.corona.ca.us' <kspiegel@ci.corona.ca.us>; 'ahake@ci.corona.ca.us' <ahake@ci.corona.ca.us>; 'commdev@ci.corona.us' <commdev@ci.corona.us>; 'police.admin@ci.corona.ca.us' <police.admin@ci.corona.ca.us>; 'david.duffy@ci.corona.us' <david.duffy@ci.corona.us>; 'Joanne.Coletta@ci.corona.ca.us' <Joanne.Coletta@ci.corona.ca.us>; 'Nelson.Nelson@ci.corona.ca.us' <Nelson.Nelson@ci.corona.ca.us>; 'Darrell Talbert' <Darrell.Talbert@ci.corona.ca.us>
Subject: Skyline Heights Project - Comments/Concerns regarding the DEIR

Hello -

As promised at the end of my questions e-mail sent 4/12, the following summarizes, and then goes into detail, where I believe the DEIR is flawed or needs to be amended.

Starting with the summary, this was the take away I had from the 100+ people who attending the Planning Commission Meeting on 4/11 and the 40+ speakers, including myself and my son.

- Traffic, traffic, traffic
 - o Our current infrastructure will not support the amount of building going on in Corona. Many of us spend hours on the freeway and sometimes an hour just to GET ON the freeway.

- o While some road projects are in the works, we are not confident that this will alleviate the situation or will we just be in the same position we are now once the new residents are here.
- Mitigation
 - o There is insufficient mitigation throughout the document – from lack of open space ratios, to traffic infrastructure, to loss of forest and views. Paying a fee/fine will not benefit the residents of my city.
- Impact to Wildlife
 - o There are over 40 endangered species in the area proposed for development. One of the residents showed a photo slide show of countless animals that never even made the EIR, which undermines the validity and thoroughness of the research conducted.
- Impact to the Trail System
 - o While 2 main hiking trails will not be impacted (Tin Mine and Hagador Canyon) the rest most certainly will. From our views to the impact on the animal life and vegetation, all of this is of great concern. Again, no amount of mitigation will solve for these concerns.
- Existing Resources
 - o No new police/fire/schools – when we’re currently impacted at the Jr. High Level, have issues with our emergency services getting to where the need to go – especially during rush hour. Do you know that on 4/10 there was an accident on the 91 in Corona at 5am. 911 was immediately called and it was 6:30am before services could reach the accident due to traffic (they couldn’t even get on the freeway).
- Fire
 - o This will be the first time Corona will have a VHFHSZ in our city and with no additional firefighting resources, and the potential destruction that could result from that lack of support – to not only the homes, but the Cleveland National Forest, is a huge concern.
- Water Conservation
 - o We are in a Stage 3 Water Conservation Alert. To remove natural vegetation and watersheds, for manicured lawns and general water usage, makes no sense.

Specifically, here are my issues/concerns with the 662 page DEIR where I believe data is lacking, questionable or flat out false and should be amended:

Traffic/Transportation

Page 510 details 13 intersections that were evaluated for traffic conditions at the peak am/pm drive times. Only the 1st five of these are relevant (noted below), as the other intersections are only relevant if the project proceeds:

- Serfas Club at Green River
- Paseo Grande at Green River
- Paseo Grande at Ontario
- Boarder at Ontario
- Lincoln at Ontario

On a scale of A-F, all 5 of these are C and below. The only mitigation proposed is 2 lights on Boarder and Paseo Grand – at Ontario. Two traffic lights as mitigation for 300-600 more cars is not sufficient and additional mitigation is needed. Nor do I see any support in the DEIR on how these two lights will upgrade the scores for those two intersections to a B rating. I drive Ontario every day M-F...the proposal to put a light at Border, when 10 houses away there’s a stop sign...that will do nothing but have everyone drive through a green light, and come to a stretching halt. This mitigation is unacceptable and quite frankly laughable.

As a side note, reading on page 521 that our Policy 6.1.6 is for our roadways to have a grade of D or better is a very low standard. If our students aimed for that minimal level, we would consider that we had an epic failure of our educational system here.

Mitigation

The Aesthetics section on Pg. 19 states that the impact will be significant and NO mitigation will be able to be done about it. "Project would result in a significant and unavoidable impact relative to views and scenic vistas." The mitigation for this being "long distance views of the mountains from Chase Ave would remain." This is NOT sufficient mitigation and should not be listed as such.

Page 20 outlines that the project would not create substantial light or glare and is deemed "less than significant." 300 homes, street lights, traffic lights, to property that is currently without a single light, is misrepresented as "less than significant."

My biggest issue of language in this section is on Page 21, section 4.A-6. This states that "Implementation of the proposed project would not conflict with any application plan, policy, or regulation of an agency with jurisdiction over the project (including by not limited to the General Plan, Specific Plan and Municipal Code) adopted for the purpose of avoiding or mitigating aesthetic impact. This impact is considered less than significant." And goes on to state that "No mitigation measures are required." There is NOTHING in this plan that should be listed as "less than significant."

Additionally, this is an untrue statement as plan currently violates the City of Corona's General Plan.

Corona's General Plan's goals and policies outline that the City:

- Support the diverse needs of Corona's residents, including opportunities for recreation and social and spiritual activity in balance with natural and open spaces
- The preserve and conserve open spaces for recreation and aesthetic relief
- That sustain natural open spaces, hillsides and canyons
- That promote public places that are distinguished by their physical design, impage and effectiveness in nurturing community socialization and perception as valued places and
- Provide open spaces for residents with opportunities to enjoy the natural environment, and provide visual relief from urban development

Everything about this proposal and the rezoning of this land is in direct conflict with the current General Plan goals noted above. The DEIR should not note that the level of significance before/after mitigation is "less than significant." That is a blatant falsehood. I ask that this change be made for section 4.B-6 on Page 24 as well.

This language of the project being consistent with the General Plan is referenced again on Page 154 6a and Policy 10.22.1 on page 155 and Page 239 Policy 10.9.2. Again I ask for a change in language in the document to not state that the proposed project is consistent with the applicable goals and policies of the current General Plan. Views from the remaining trails will absolutely be affected by this proposed project. This is confirmed within the document itself on page 157 under "cumulative impacts" which notes "However the project would result in significant and unavoidable impacts to the scenic vistas and the character and quality of the project site and surrounding areas."

I understand that Pages 409-414 outline how the proposed project adheres the General Plan and LAFCO/SCAG rules, however I disagree and believe a lot of what is stated is a matter of opinion, and is something that I, and many residents, disagree with. Starting on page 415, the plan proposal is not consistent to:

- Goal 1.2 "sustain natural open spaces."
- Policy 1.2.1 "policies for natural resources"
- Goal 1.4 "strategic growth that preserves existing viable residential neighborhoods and commercial and industrial districts and targets new development to remaining vacant parcels that are environmentally suitable and can be supported by infrastructure and serves to enhance vitality and community livability."
- Policy 1.4.8 "Require the development occur only when the public infrastructure and serves needed are available, or will be available in a reasonable amount of time." (at best this should be tabled until the Foothill Parkway expansion is complete and we can better assess its impact on providing traffic relief for existing residents).
- Goal 1.7 "...meets the needs of Corona residents that are designed to enhance livability and high quality of life." (where are the letters in support of needing/wanting these types of homes in Corona? 2 residents spoke in favor, 40+ opposed. Additionally, in the public records submitted by the Planning Commission there were no e-mails in support of the project)

- Policy 1.10.2 Require that development projects be located and designed to maintain predominant typographic forms, contours and elevations in the city's foothills and canyons in accordance with policies 10.21.2 and 10.21.3. **Everything about this project violates this policy.**

Mitigation of Biological Resources –

Measure Bio -1: Plant Life

Mitigation of plant life, as noted in the DEIR states that there are several protected plant life (Coulter's matilija Poppy, Mariposa Lily and Chaparral Nolina), but it would be mitigated by either paying fines/fees or moving the plant life to surrounding cities. Moving plant life to cities outside of Corona is not a true mitigation to the residents here and an alternative is needed. I would like the EIR to state that the Level of Significance after mitigation will still be significant vs. "less than significant" as currently stated.

On page 250, there is a reference to try and issue mitigation within the city of Corona, but it's not mandatory. I would like to push this council to make that mandatory. Additionally, it states that if "on-site mitigation is proposed as an alternative the current slated mitigation (being anywhere in surrounding cities) that that plan be reviewed and approved by local and regulatory agencies. I ask that the public also be added to that review and approval process.

Bio 1 also reference wildlife, but nowhere in the document are the family of bobcat that live in Maybe Canyon or the Deer that is seen here listed. There is a vague reference to "large bodied mammals" in one sentence throughout the entire 662 pages on pages 215-216. I would like to see additional study be done and the document to include that study specific to these mammals. **(see attached document from the Department of Interior Fish and Wildlife that states over 40+ Endangered or Threatened species can be found in the proposed area. Also attached are photos of the deer, bobcat and coyotes within the proposed boundaries, but not in the report)**

Measure Bio-2:

On pages 202, 210, there is a deeper analysis of the vegetation and sensitive plant communities. "The project site is within the Western Riverside Multiple Species Habitat Conservation Plan, within Temescal Canyon Area Plan, as well as designated MSHCP Burrowing Owl Survey area." And "The project site supports 3 plant communities which are considered CA Natural Diversity Database high inventory priority communicates and are considered sensitive due to their decline in the region and/or their ability to support sensitive species." Based on these assessments, I'm even more baffled why this land is even being discussed for possible annexation and development. The document goes on to note how all of the studies were done during "Low rainfall years" so not all protected species were observed. Based on the amount of rainfall we've currently received, I would like another study to be done to assess if the same results are true in heavier rainfall years. If that will not be done, that an edit to the final EIR should provide support as to why the amount of rainfall does not have any bearing on the results.

Trail Access

While we understand that the main trail entrance, fire road, Tin Mine and Hagador Canyon will not be impeded by this project, there are many more trails and access points to sections in the canyons that will be destroyed or blocked by this development. While currently on private property, those trails have been well used by hikers and mountain bikers for over 25 years. Mitigation must include access points into the remaining canyon sections/trails, other than the main Foothill entrance.

Agriculture and Forestry Resources (page 84)

The document currently states that "The proposed project would not directly convert, or otherwise result in the conversion of, any existing agricultural uses, or forest land to non-forest use, and would not trigger significant impact." This again is a blatant falsehood that should be corrected for the final document. The destruction of the canyons, and the countless, while unofficial, trails absolutely changes the land use from forest land to non-forest use and will absolutely have significant impact to the hikers and mountain bikers who have used that land for at least 25 years to my personal knowledge.

Population/Housing and Employment

The document states no new jobs are directly expected to result from this development. Ms. Coletta forwarded me the Staff notes that provided some financial support for the document. I will need more time to review that and will follow up with my concerns pending that review.

Parkland/Open-Space

This project will not produce any additional parks for city residents. Page 462 states that “school recreation facilities are often open to the public during non-school hours. Typically elementary schools provide additional recreation opportunities to surrounding neighborhoods.” This needs to be corrected, as this is another falsehood in the DEIR. Nearly all of Corona’s elementary schools are fenced and locked up during/after school hours.

On Page 475, the DEIR states that approximately 554 acres of parkland are needed to meet existing population levels. This project would put us at a deficit of 161 acres and considered only “potentially significant.” It goes on to state that it’s mitigated by the fact that we have access to nearby parks in Riverside, Chino and Orange county and the developer is paying a mitigation fee (basically a penalty) as a result. Telling residents to go to another city for recreation and paying a fee is not proper mitigation and an alternative should be put together. Another example of how this is inconsistent with the city’s approved General Plan.

Water Conservation:

Corona is in a Stage 3 Water Conservation Alert. In 2015, the City asked its citizens to conserve a staggering 2.3B gallons of water and incentivized residents who replaced lawns with drought-tolerant vegetation. The City wants to create homes for 1,028 new residents while asking it's existing population to cutback it's water consumption by 28%? The city wants residents to install drought-tolerant vegetation while bulldozing 270 acres of native vegetation and natural watershed?

Again, I see from the document that Ms. Coletta sent, there is further detail here. I will review and provide my feedback. At best, the information contained in that staff report on this topic should be included or referenced with a link to the report made readily available to the residents.

Overall/General Questions about process:

Page 399 starts the overview of the SCAG (Southern CA Association of Governments) and states that they have joint powers with responsibilities pertaining to regional issues. SCAG prepared the 2008 Regional Comprehensive Plan (RCP) which serves as a basis for the preparation of SCAG’s Regional Transportation Plan and the Compass Blueprint Growth Vision (2% strategy) program. Within this 2% strategy, it states that the selected 2% must produce the greatest policy achievement with the least land effected. “A site, if developed at higher density, would help best serve the mobility, livability and prosperity and sustainability goals of the Growth Vision for the region.” This project does not produce the greatest policy achievement with the least land effected and is a falsehood to say it does. It will benefit the 300 new residents who will have a beautiful million dollar home, not to the benefit of the other 145k+ residents.

I am imploring you to:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona’s southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way

2
(cont.)

~ Courtney Kasey

Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply email. Please advise immediately if you or your employer does not consent to email for messages of this kind. Opinions, conclusions and other information in this message that do not relate to the official business of Group M Worldwide LLC and/or other members of the GroupM group of companies shall be understood as neither given nor endorsed by it. GroupM is the global media investment management arm of WPP. For more information on our business ethical standards and Corporate Responsibility policies please refer to WPP's website at <http://www.wpp.com/WPP/About/>

Comment Letter 71

Courtney Kasey
Courtney.Kasey@mercglobal.com

Response to Letter 71

Response 71-1: Please see Responses to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin) and 77-6 (Letter 77, Wilson Tsing). The traffic analysis is adequate as written, and no amendment of the analysis is required.

Response to Comment 71-2. Please see Responses to Comments 70-1 through 70-23 (Letter 70, Courtney Kasey).

LETTER 72

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Monday, April 18, 2016 8:29 AM
To: David Crook
Subject: FW: Hello Mayor

From: Sylvia Viayra
Sent: Thursday, April 14, 2016 3:34 PM
To: Joanne Coletta; Darrell Talbert
Subject: FW: Hello Mayor

Message sent to Mayor.

From: carlos quintero [<mailto:per4quintero@gmail.com>]
Sent: Thursday, April 14, 2016 12:50 PM
To: Jason Scott
Subject: Hello Mayor

My name is Carlos and I'm against the idea of building homes above skyline hiking trail.

Skyline hiking trail may just look like a piece of land but to most people who go there they don't see it that way, they see skyline as a place for family hiking spot, hiking with your dog, a place to train, bike riding, explore nature, and most people go there to see and enjoy the view of their City Corona. Skyline is a partial area of what corona use to look like an untainted place without concrete and metal, it is a momento from corona to us to remember the life in nature that corona still has.

When I was little I was raised on an island where history was made and landmarks were kept the same. they are momentos which brought people from different countries to visit these landmarks. Till this day the island is remembered for its land marks so should corona.

Someone once told me that they come to corona to get away from the violence and trouble because corona is quiet and calm and the way I see it you are slowly planning trouble for the future Corona.

Comment Letter 72

Carlos Quintero
Per4quintero@gmail.com

Response to Letter 72

Response to Comment 72-1. The comment expressing opposition to the project is noted and will be provided to the decision makers.

With regard to the comment concerning the Skyline hiking trail, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

With regard to the comment expressing a desire to keep the project site in open space, please see Response to Comment 1-3 under “Development at the Urban-Rural Interface” (Letter 1, United States Forest Service).

LETTER 73

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Monday, April 18, 2016 4:49 PM
To: David Crook
Subject: FW: Skyline Hiking Trail

From: Sylvia Viayra
Sent: Monday, April 18, 2016 9:20 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Skyline Hiking Trail

FYI

From: jim brooks [<mailto:jab0034@hotmail.com>]
Sent: Sunday, April 17, 2016 8:49 AM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Subject: Skyline Hiking Trail

TO: JScott@ci.corona.ca.us, DHaley@ci.corona.ca.us, RFox@ci.corona.ca.us, EMontanez@ci.corona.ca.us, KSpiegel@ci.corona.ca.us, ahake@ci.corona.ca.us, Nelson.Nelson@ci.corona.ca.us C: trixieand@gmail.com
SUBJECT: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail Mayor Jason Scott Vice Mayor Dick Haley City Council Member Randy Fox City Council Member Eugene Montanez City Council Member Karen Spiegel City Treasurer Aaron Hake Public Works Director Nelson Nelson Re: April 11, 2016 Planning Commission - Applications Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is James Brooks and I am a resident of Lake Elsinore, California. I travel two and three times a week to the Skyline Trails to walk as a form of exercising. I really enjoy walking there compared to other areas. I am writing as a concerned person to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the postponed April 11, 2016 Planning Commission hearing, as follows: REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona. REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way. REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way. REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way. I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline Trail is accessed by thousands of hikers, cyclists, walkers and other outdoor enthusiasts, like myself, including many of our local high school cross-country teams, who wish to conserve access to natural open areas afforded by the Cleveland National Forest for exercise and that beautiful natural escape, which can only build a healthier and more holistic community.

....Hiker's Personal Anecdote:

I personally have [ADD PERSONAL ANECDOTE HERE OF YOUR EXPERIENCE ON SKYLINE or REASONS TO SUPPORT ACCESS] hiked Skyline 100+ times since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Through all the daily stresses of working, studying, commuting and living through the congestion of our roads and freeways, our community members and many nature enthusiasts and hiking groups have a rare natural resource in the Skyline Hiking Trail that should be protected. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected. We as a community implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

....Dr. Trevizo's personal anecdote:

“I personally have run, trained, mountain-biked, and hiked up, over and around Skyline at least a 1000 times over the last 22 years. Nothing is greater than to escape from our regimented lives of work, daily stresses and the concrete congestion of streets and freeways, than to explore the natural wonders that God gave us; to reflect, to pray, to breathe, to wonder, and to find one's own harmony in ones' self. And better yet, to share this with your kids, family or friends is what's even more amazing! My kids' fondest memories are their adventures on Skyline, from the natural watershed streams that harbor the California Orange-bellied Newt, to Tin Mine Canyon nature trail and its mysteries, to the small but challenging and adventurous rope course, to side trails to experience natural wild life including deer, bobcat and foxes or the beautiful King snake and the smallest Horned Toad lizard. Their lives have been forever changed and permanently touched by the awe and wonder of God's creation.

And that is just about the annexed Flats I speak of, not to mention Skyline Trail itself! Winding upwards Skyline opens up panoramic vistas and majestic views across the valley to our snow-capped mountains. Once on the top of Skyline, the view is awe inspiring and breath-taking. From here, there is a 360 degree view that encompasses Catalina Island, Orange County to L.A., Big Bear and the Inland Empire itself! There is no other substitute to having this so close, in our own backyard and its simple accessibility; this can only be viewed as positive, and makes for all of us a more 'whole' community. Besides taking away a large part of the accessible walking Flats, a proposal to move parking an additional mile away will greatly impede many older, semi-handicapped and younger people access to Skyline Trail. We as a whole could not be more fortunate or thankful, but we must protect this opportunity and conserve these open spaces, including access to all the natural areas that is afforded to us by our Cleveland National Forest. We as a community implore you to reject the applications and support our goals towards healthier lifestyles and a healthier community. I now ask simply, that you be like us, stand by us and vote the right decision with us!” “Thank you so much for your earnest time and consideration,

Sincerely,

James Brooks

Comment Letter 73

James Brooks
Jab0034@hotmail.com

Response to Letter 73

Responses to Comments 73-1 through 73-3. With regard to the request to reject the project entitlements, and the comments concerning trails and trail access, please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

With regard to project impacts to biological resources, please see Response to Comment 32-1 (Letter 32, K. Zimmerman).

With regard to project impacts on views, please see Response to Comment 1-4 under "Scenic Integrity (Letter 1, United States Forest Service).

LETTER 74

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Tuesday, April 19, 2016 5:39 PM
To: David Crook
Subject: FW: Skyline

-----Original Message-----

From: Sylvia Viayra
Sent: Tuesday, April 12, 2016 4:40 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Skyline

FYI

-----Original Message-----

From: Elaine Harris [mailto:elainehmft@sbcglobal.net]
Sent: Tuesday, April 12, 2016 4:31 PM
To: Eugene Montanez
Subject: Re: Skyline

Thank you for such a quick response. Yes, I came here in 1972 and Border was on the border. When I've hiked Tin Mine there was a forestry person there who said that he gave a guided hike once a month . . . though I know that's not Skyline, it's part of the beautiful natural landscape that used to be Corona. I realize that nothing is being done TO Skyline, but more homes in the area crowd out the "return to nature" aspect of it. And it is wonderful that there are so many jobs here since we both remember that other than Gaines and Emerson's, there wasn't much to choose from to shop - or to go out to eat. I guess I see the apartments going in on North Main and Dos Lagos and visualize the number of commuters who don't work here, further clogging the freeways - and then at least another development at Foothill and the 15 whose cars will clog Foothill or the 15. I'm ignorant as to which is county and which aren't. Thank you for the work you do to try and keep Corona a community that is pleasant to be in.

On Apr 12, 2016, at 4:17 PM, Eugene Montanez <Eugene.Montanez@ci.corona.ca.us> wrote:

> Thanks
> There is a lot of misinformation, NOTHING is being done to Skyline, in
> fact when the existing homes went in, I fought to have parking
> approved there, since it was supposed to be a gated community, and NOT
> ONE PERSON was there to ask or push, nor any support from the planning
> commission or council at the time.
>
> There are VERY few homes being approved or in the pipeline in Corona,
> we tried to annex South of town to slow down the growth there. Pretty
> much anything we have left to build was approved or nearly so before
> the recession.
>
> The majority of homes are outside the city limits, and we have no
> control over them. If someone wanted to stop traffic, that is a much

> larger issue, but not a Corona one, we are pretty well done here.
 > Part of the traffic issue is that most people are now working, vs. a
 > few years ago. I have worked to bring in more high paying jobs into
 > Corona. Do you know how many people now work in Corona?
 > Well over 54,000 people. I'm not sure if you saw my video series last
 > year, highlighting businesses, but virtually every one of them has
 > jobs paying over \$100,000. And we have the largest Fortune 500 company
 > headquartered in the IE, in Corona, Monster Energy, who has over 2,000
 > employees alone.
 >
 > I'm doing my best. But always willing to listen. My family came in
 > 1964, there were 13,000 people then, I would have been fine, when
 > should we have stopped building? You've been here awhile tooŠ.
 >
 > P.S. The US Forest Service does NOT consider a trail nor does it do
 > anything to support it.
 >
 >
 > Eugene Montanez
 > Council Member
 > City of Corona
 > 951-734-8181 (personal office)
 >
 >
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 >
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 >
 > On 4/12/16, 4:01 PM, "Elaine Harris" <elainehmft@sbcglobal.net> wrote:
 >
 >> Hello Eugene - I would like to put in my 2 cents regarding the
 >> housing development at Skyline. Skyline is a hidden treasure in
 >> Corona - a place to get back to nature in the midst of this growing city. Please leave it
 >> that way. I am confused as to why now that work is being done on the
 >> 15, 91 and Foothill Parkway, that so many housing developments - and
 >> many are high density - are being approved. These will make the fwy
 >> improvements obsolete. Who benefits from all of this? Builders??
 >> At least leave Skyline alone! Elaine Harris
 >

Comment Letter 74

Elaine Harris
elainehmft@sbcglobal.net

Response to Letter 74

Response to Comment 74-1. With regard to the comment that more homes in the area would crowd out the “return to nature” aspect of Skyline Trail, please see Responses to Comments 1-3 under “Consistency with CNF LMP” and 1-4 under “Land Use and Open Space” (Letter 1, United States Forest Service).

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

Response to Comment 74-2. This comment is a response from the City to Comment 74-3 from Elaine Harris. However, other than the comment that nothing is being done to Skyline Trail, the comment does not raise a substantive issue on the content of the Draft EIR, so no further response is warranted.

With respect to project impacts to Skyline Trail, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Parks and Open-Space District).

Response to Comment 74-3. The comments requesting that the City leave the project site in its natural condition, asking why so many housing developments are being approved, indicating that these development will make the 15, 91 and Foothill Parkway improvements obsolete, and asking who benefits from all this development, is noted and will be provided to the decision makers. However, as these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

LETTER 75

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Thursday, April 21, 2016 4:21 PM
To: David Crook
Subject: FW: REJECT the applications and PROTECT Skyline Hiking Trail

From: Sylvia Viayra
Sent: Thursday, April 21, 2016 3:38 PM
To: Darrell Talbert; Joanne Coletta
Subject: FW: REJECT the applications and PROTECT Skyline Hiking Trail

FYI

From: Trevizo Chiropractic [<mailto:trevizochiro@gmail.com>]
Sent: Thursday, April 21, 2016 3:33 PM
To: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson; trixieand@gmail.com
Subject: REJECT the applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: May 9, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Didier Trevizo and I am a resident and business owner of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the postponed April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for

open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

1
(cont.)

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline Trail is accessed by thousands of hikers, cyclists, walkers and other outdoor enthusiasts, like myself, including many of our local high school cross-country teams, who wish to conserve access to natural open areas afforded by the Cleveland National Forest for exercise and that beautiful natural escape, which can only build a healthier and more holistic community.

I personally have run, trained, mountain-biked, and hiked up, over and around Skyline at least a 1000 times over the last 22 years. Nothing is greater than to escape from our regimented lives of work, daily stresses and the concrete congestion of streets and freeways, than to explore the natural wonders that God gave us; to reflect, to pray, to breathe, to wonder, and to find one's own harmony in ones' self. And better yet, to share this with your kids, family or friends is what's even more amazing! My kids' fondest memories are their adventures on Skyline, from the natural watershed streams that harbor the California Orange-bellied Newt, to Tin Mine Canyon nature trail and its mysteries, to the small but challenging and adventurous rope course, to side trails to experience natural wild life including deer, bobcat and foxes or the beautiful King snake and the smallest Horned Toad lizard. Their lives have been forever changed and permanently touched by the awe and wonder of God's creation.

And that is just about the annexed Flats I speak of, not to mention Skyline Trail itself! Winding upwards Skyline opens up panoramic vistas and majestic views across the valley to our snow-capped mountains. Once on the top of Skyline, it will leave a forever memory of a view that is awe inspiring and breath-taking. From here, there is a 360 degree view that encompasses Catalina Island, Orange County to L.A., Big Bear and the Inland Empire itself! There is no other substitute to having this so close, in our own backyard and its simple accessibility; this can only be viewed as positive, and makes for all of us a more 'whole' community. Besides taking away a large part of the accessible walking Flats, a proposal to move parking an additional mile away will greatly impede many older, semi-handicapped and younger people access to Skyline Trail. We as a whole could not be more fortunate or thankful, but we must protect this opportunity and conserve these open spaces, including access to all the natural areas that is afforded to us by our Cleveland National Forest. We as a community implore you to reject the applications and support our goals towards healthier lifestyles and a healthier community. I now ask simply, that you be like us, stand by us and vote the right decision with us!

Thank you so much for your earnest consideration and support,

Didier Trevizo

Trevizo Chiropractic, Corona (Owner)

Comment Letter 75

Didier Trevizo
Trevizo Chiropractic
Corona, CA
trevizochiro@gmail.com

Response to Letter 75

Response to Comment 75-1. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

Responses to Comments 75-2 and 75-3. The comment describing the commenter's experiences hiking and mountain-biking in the Skyline are is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to project impacts to Skyline Trail, please see Responses to Comments 5-1 (Letter 5, Riverside County Regional Parks and Open-Space District).

With regard to trail access and access to the CNF, please see Response to Comment 1-6 under "Access to the CNF" (Letter 1, United States Forest Service).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

With regard to project impacts to open space, please see Response to Comment 1-4 under "Land Use and Open Space (Letter 1, United States Forest Service).

LETTER 76



TMS CONSORTIUM

Structural & Civil Engineering

807 E. Chase Drive, Corona, CA 92881 Phone (951)272-1710 Fax (951)272-0787
email: tmsconsortium@sbcglobal.net

April 22, 2016

City of Corona
Planning Commission
400 Vicentia Ave
Corona, CA 92882

Attention: Planning & Housing Commission Board

RE: TTM 36544 – Skyline, Corona

To Whom It May Concern:

1. The proposed TTM 36544 requests that the entire 271 acre site be zoned R-1.7.2 for, “. . .Single Family Residential only”, containing 292 -- 7,200 sq. ft. minimum lots with, four (4) federal government owned and Riverside County Flood Control (RCFC) and the City of Corona, Open Space Lots and Agriculture Lots. 1
2. The Staff reports, in support of the project, emphasized that Traffic issues generated by this project would be improved when the westerly extension of Foothill Parkway construction is completed in early 2017 extending westerly to Green River Road. 2
3. TTM 36544 contains 292 Single Family Residences (7,200 sq. ft. minimum lot size). It provides **no** designated lots for: 3
 - a) Commerical Supporting use
 - b) Schools
 - c) Parks

The Environmental Impact Report Transportation (Section 4.m) indicates that Foothill Parkway is “being constructed as a Secondary Arterial designated to carry 25,900 vehicles per day”.

RE: TTM 36544 – Skyline, Corona

The EIR reports also estimated that, “the project would generate 2,780 trips daily with 219 trips in the AM peak hours and 292 trips in the PM peak hours, i.e., total of 511 trips daily, out of 2,780, during “rush hours”. This sounds low.

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(cont.)

We all know that once the westerly extension of Foothill Parkway is completed in early 2017, the traffic volume of the AM & PM rush hours will be substantially higher. The Transit westerly traffic in the AM hours will be massive relieving Ontario Avenue and the 91 Freeway morning traffic. The same Transit traffic will reverse in the PM rush hours and generate bumper-to-bumper slow moving traffic. The number of daily trips may be much higher than the estimated 511 trips during the rush hour. The Staff’s analysis of the EIR Report, recognize this fact and promised that, “. . .the project with the Foothill Parkway extension is being taken into consideration with respect to project impacts at certain intersections”.

4. This Skyline Heights “Transportation” Project needs to be re-analyzed. Adequate traffic signals lights at all planned streets intersecting with Foothill Parkway including Trudy Way and Border Avenue intersections should be re-studied.
5. TTM 36544 as designed, has no On-Site Commercial and/or Medical Centers, no On-Site schools nor On-Site Parks. This will force many of the estimated 1028 residents to generate several undesirable but necessary trips per day to visit South Corona shopping centers and medical centers on Main Street, Ontario Avenue and Lincoln Avenue, etc.

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RECOMMENDATION:

A. TMS suggests the elimination of proposed Lots 229 through 243 and rezoning the area as commercial/professional use at Border and Foothill Parkway south west intersection.

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B. Designate a School Site to be assigned for future construction of On-Site schools to minimize and reduce rush hour AM and PM trips by parents transporting their children into South Corona neighborhood elementary and/or high schools. Paying school fees does not build immediate schools nor reduce traffic of Foothill Parkway, Main Street and Ontario Avenue, etc.

C. On-Site Parks are very important for kids and adults. A Park Site does not have to be a “flat” lot. With imagination, a safe passive/active park site could be designed and built for the enjoyment of parents and kids utilizing a proposed Open Space lot and/or 5.0 Acre Agriculture lots.

TO: Planning & Housing Commission Board

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April 22, 2016

RE: TTM 36544 – Skyline, Corona

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I do appreciate your review and kind consideration of my suggestions. I am writing this letter as a citizen of Corona since 1967, i.e., 49 years ago. And I care. I got involved in 1988 when the 5,000 Acres of South Corona was planned. I am proud of the result. Foothill Parkway alignment was planned back then. Let us try to minimize the impact of this new 398 Acres annexation and 279 future homes on existing South Corona proud Community, its existing infra structure, streets, schools and shopping centers.

Thank you.

Sincerely,

TMS CONSORTIUM



Tariq Shamma, P.E., S.E.,
President



cc Darrell Talbert, City Manager

Comment Letter 76

Tariq Shamma
TMS Consortium
807 E. Chase Drive
Corona, CA 92881

Response to Letter 76

Response to Comment 76-1. The comment summarizing the project proposal is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 76-2. The comment indicating that the Staff reports for the project emphasize that project traffic issues would be improved with completion of the Foothill Parkway Extension Project in 2017 is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 76-3. The comments indicating that the project would include 292 single family residents on lots of a minimum of 7,200 sq ft., that no lots are designated for commercial uses, schools or parks, that the Traffic section of the Draft EIR indicates that the Foothill Parkway Extension would be a Secondary Arterial designated to carry 25,900 vehicles per day, and that the project would generate 2,780 daily trips, including 219 AM peak hour trips and 292 PM peak hour trips, are noted and will be provided to the decision makers. However, as these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the comment that the trip generation estimates in the Traffic analysis “seem low”, the Draft EIR evaluated project traffic impacts in Section 4.M, Transportation, with supporting data provided in Appendix K, Traffic Impact Analysis (TIA). As indicated on page 4.M-18, the trip generation estimates for the project are based on per unit single family residential (Code 210) trip generation rates from the Ninth Edition of Trip Generation published by the Institute of Transportation Engineers (e.g., ITE Manual). The ITE Manual trip generation rates are industry-accepted rates accepted by Riverside County, the City of Corona, and Caltrans. Furthermore, as indicated on page 4.M-13, the TIA was conducted in accordance with the City of Corona TIA criteria and discussions with City staff.

With regard to project traffic impacts along the Foothill Parkway Extension, please see Responses to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin) and 10-2 (Letter 10, Nicole Krenzin). The 512 project trips referenced in the comment is the sum of the project’s AM (219 trips) and PM peak hour (292 trips) trips. The trip distribution pattern (Figure 5-2 of the TIA) shows 55% of the traffic will be east on Foothill Parkway (25% using Lincoln Avenue and 30% staying on Foothill Parkway), 40% would be west on Foothill Parkway (5% using Paseo Grande and 35% continuing west on Green River Road) and 5% would use Border Avenue.

Response 76-4: With regard to the traffic impacts of the project, please see Responses to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin). As indicated therein, project traffic impacts

would be less than significant with implementation of the prescribed mitigation measures. Furthermore, the traffic analysis was prepared in accordance with City and County CMP guidelines, is adequate as written, and no amendment of the analysis is required.

With respect specifically to the comment that all planned streets intersecting with Foothill Parkway should be signalized, two existing study intersections and three future study intersections (e.g., intersections with the recently completed Foothill Parkway Extension) were evaluated in the traffic analysis as shown in Figure 4.M-1, *Study Intersections and Roadway Segments*, in Section 4.M, Transportation, of the Draft EIR. As indicated, these include Intersections 10 (Elysia Street/Foothill Parkway), 11 (Trudy Way/Foothill Parkway), 12 (Chase Drive/Foothill Parkway), 13 (Border Avenue-B Street/Foothill Parkway), and 14 (P Street/Foothill Parkway). As indicated in Tables 4.M-7 through 4.M-9, the project would not result in significant traffic impacts at any of these intersections under existing with project and Year 2020 with project conditions, and would only result in significant impacts at Intersections 10 and 11 under Year 2035 with project conditions. As indicated on pages 4.M-43 and 4.M-44, Mitigation Measures TR-3 and TR-4 require the project proponent to install traffic signals at the intersection of Elysia Street/Foothill Parkway (Intersection 10) and the project's primary entrance on Foothill Parkway and Trudy Way (Intersection 11). Therefore, only two of the studied intersections would result in a significant traffic impact (Intersections 10 and 11) and would require a traffic signal as mitigation. However, it is worth mentioning the traffic analysis for the Foothill Parkway Westerly Extension warranted traffic signals at the intersections of Foothill Parkway at Chase Drive, Border Avenue, and Green River Road. These traffic signals were installed by the City with the construction of Foothill Parkway and are currently in operation. In all, Foothill Parkway west of Lincoln Avenue will have five (5) new traffic signals.

Response 76-5: As indicated on page 4.M-18 in Section 4.M, Transportation, of the Draft EIR, the trip generation estimates for the project applied in the traffic analysis are based on per unit single family residential (Code 210) trip generation rates from the Ninth Edition of Trip Generation published by the Institute of Transportation Engineers (e.g., ITE Manual). The ITE Manual trip generation rates are industry-accepted rates accepted by Riverside County and the City of Corona, and no reductions in these rates were assumed for on-site commercial, medical or school uses (e.g., the rates used assume that off-site trips would occur for services (e.g., shopping, medical, recreation, school, etc.) and employment. Furthermore, as indicated on pages 4.I-2 and 4.I-16 in Section 4.I, Land Use and Planning, of the Draft EIR, the project site is currently zoned by the County and City for residential use, not commercial, medical or school uses, and would continue to be zoned for residential use under the project (albeit at a higher density). Lastly, adding on-site commercial, medical, school and park uses to the project is not warranted because, as indicated on pages 4.M-44 and 4.L-26 of the Draft EIR, the project would result in less than significant traffic, school, and parks impacts with implementation of the prescribed mitigation measures.

Response to Comment 76-6. The recommendations that two lots on the project site should be rezoned for commercial/professional use, that a school site should be provided on-site, and that on-site parks should be provided, are noted and will be provided to the decision makers. However, as the project would result in less than significant schools and traffic impacts with implementation of the mitigation measures stipulated in the Draft EIR, the implementation of these recommendations is not warranted. Please see Responses to Comments 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin) and 10-2 (Letter 10, Nicole Krenzin) regarding project traffic and schools impacts for further discussion.

Response to Comment 76-7. This comment provides a general conclusion regarding the comments raised in this letter. Responses to the comments contained in this letter are provided above in Responses to Comments 76-1 through 76-6.

LETTER 77

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Wednesday, April 27, 2016 3:58 PM
To: David Crook
Subject: FW: Strongly Oppose Skyline Heights Project
Attachments: Protect Skyline Hiking Trails System (From Wilson Hsing).pdf

From: Terri Manuel
Sent: Wednesday, April 27, 2016 11:04 AM
To: Joanne Coletta
Subject: FW: Strongly Oppose Skyline Heights Project

From: Wilson Hsing [<mailto:wilsonh@hotmail.com>]
Sent: Wednesday, April 27, 2016 11:04 AM
To: Protectskyline@gmail.com; Terri Manuel
Cc: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Subject: Strongly Oppose Skyline Heights Project

Dear All:

The area we live in, Orchard Glen Homeowners, is already saturated. Right now, it takes us an additional 45 minutes to go to work in Orange County due to the heavy traffic to 91W. With an additional 300 homes in the area, will make traffic conditions worse. In the past few years, I have seen a lot of my neighbors moving out of this area due to the heavy traffic in the morning.

I strongly oppose this project. Please kindly see my petition attached. Thank you very much!

1

PROTECT SKYLINE HIKING TRAILS SYSTEM

PETITION TO THE CITY OF CORONA CITY COUNCIL AGAINST THE SKYLINE HEIGHTS PROJECT

2

The Skyline hiking trails system is a local and regional asset that will be negatively impacted by the Skyline Heights development project.

By signing this petition, I am petitioning the City of Corona Council Members:

Please **DO NOT APPROVE** the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

Please **DO NOT APPROVE** the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

Please **DO NOT APPROVE** the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

Please **DO NOT APPROVE** the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

Please **DO NOT APPROVE** any of the Skyline Heights project applications until a city-wide Trails Master Plan is adopted. This Plan should be consistent with the City's General Plan for Trails and Greenways (Goals 2.4, 2.4.1, 2.4.2, 2.4.3), with an emphasis on maintaining existing and potential new trail linkages between parks, Cleveland National Forest, and other open spaces.

Print Name:

Wilson Hsing

Signature:

Wilson Hsing

Address:

3624 Elker Road
Corona, CA 92882

Email (optional):

wilsonh@hotmail.com

Phone (optional):

Date:

04/23/16

Return signed petition to: e-mail: ProtectSkyline@gmail.com
or fax: 310-309-4810, or drop off with Skyline Hike Host (every Tue/Thu at 545pm at Skyline trailhead) or Potato Mountain Hike Host (every Wed at 545pm at Potato Mountain trailhead)

Join: Protect Skyline Hiking Trails Facebook Group to stay informed!
<https://www.facebook.com/groups/protectskylinehikingtrails/>

PROTECT SKYLINE HIKING TRAILS SYSTEM

PETITION TO THE CITY OF CORONA CITY COUNCIL AGAINST THE SKYLINE HEIGHTS PROJECT

Please join us on Facebook: Protect Skyline Hiking Trails

<https://www.facebook.com/groups/protectskylinehikingtrails/>

Protect Skyline Hiking Trails is a group of concerned citizens that believes the Skyline Heights Project threatens the future of the community's access to the Skyline Hiking trails system and the Cleveland National Forest and are working together to communicate to Corona City Council that we oppose encroachment on the Skyline hiking trails. Our ideal end result is the total preservation of the entire Skyline trails system but we recognize the importance of working with the City and developer on a best possible solution through public notification and engagement, detailed analysis and public comment. We hope that enough public interest and involvement, coupled with vocalization of valid EIR issues will help us reach our goals.

Our major concerns on the Skyline Heights project draft Environmental Impact Report are:

Insufficient Public Notification - Signage was posted approximately **120 yards away** from the Skyline trailhead; published in the Sentinel; and letters were issued to residents within 500 feet of affected area. While the City met legal minimums for public notifications, they did not follow the spirit of the law - no postings on the city's Facebook page, information on the Discover Corona website is not easily found, no postings at the trailhead to notify the public that are regular users of the trail system.

Aesthetics - As documented in the DEIR, this project will **significantly and unavoidably** alter views of scenic resources and the visual character or quality of the site. This cannot be mitigated. The draft EIR did not include a visual analysis on the impact of viewshed from the Skyline hiking trail.

Traffic - **Only 2 traffic lights** are proposed (Ontario/Border) and (Ontario/Paseo Grande) as mitigation to relieve the estimated increase in vehicles (min of 600) for this new development. No analysis or mitigation offerings of freeway on/off ramps were included.

Biological Resources - The proposed area is within the Western Riverside Multiple Species Habitat Conservation Plan, within Temescal Canyon Area Plan, as well as designated MSHCP Burrowing Owl Survey area. Additionally "The project site supports 3 plant communities which are considered CA Natural Diversity Database high inventory priority communities and are considered sensitive due to their decline in the region and/or their ability to support sensitive species." Damage to riparian and riverine habitat will be mitigated by a combination of off- and on-site mitigation measures. We ask that **mitigation remain on-site only** and must give back to the community what it is taking away.

Wildfire danger - The site is designated a State Responsibility Area VHFHSZ or "very high fire hazard severity zone". **There are no very high fire hazard severity zones currently in Corona and this would introduce that classification and danger.**

Water - The city will need to **provide water supply to an anticipated 1,028 new residents** while asking it's residents to conserve a staggering 2.3B gallons of water. Approx. 270 acres of native vegetation will be bulldozed while asking residents to install drought-tolerant vegetation.

Parkland or recreational facilities - None proposed but will instead pay park development fees which may fund other existing parks and recreation projects. We ask that any fees received are **earmarked for access, maintenance and parking for the Skyline hiking trails**. Additionally, this project would create a **parkland deficit of 161 acres** and is only considered "potentially significant" in the DEIR.

Schools - **No new schools, firehouses, police stations will be built with this project.** No new teachers, firefighters or police officers are expected to be needed to service this new housing tract, yet our Jr. High Schools are currently impacted and cannot accommodate any new students. This is not expected to change by 2020, when construction on this project is estimated to begin.

Trails Access - **Impact to the Skyline trails system will be significant.** While the access point to Skyline that currently exists at Foothill Parkway will remain open, entrance points to other parts of the trails system such as Mabey Canyon will be blocked by this new community and/or demolished as a result of the flattening of the canyons.

Note: Parking is not addressed in the DEIR, but it will be impacted regardless once the Foothill Parkway Westerly extension is complete.

PROTECT SKYLINE HIKING TRAILS SYSTEM

PETITION TO THE CITY OF CORONA CITY COUNCIL AGAINST THE SKYLINE HEIGHTS PROJECT



Richland Developers is proposing to subdivide 271 acres and build 292 homes (to be listed around \$1M each). They are asking the City of Corona to re-zone the property from rural residential to low density residential in order to build these new 292 homes. These will be built within undeveloped hillside areas between Border and the Skyline trailhead area (south and southwest of the Foothill Parkway westerly extension, currently in unincorporated Riverside County and Corona's Sphere of Influence). In order to facilitate the development with utilities and municipal services, Richland Developers also proposes the annexation of the project site and the surrounding adjacent properties for a total of 395 acres (the remaining 124 acres are privately owned).

The City of Corona prepared a 662 page Draft Environmental Impact Report (DEIR) for the Skyline Heights project to provide decision makers and the public with specific information regarding the environmental effects associated with the proposed project and identify ways to minimize the significant effects. The public has until May 2nd to provide commentary on the DEIR, available for review at the City's website :
<http://www.discovercorona.com/CityOfCorona/media/Media/CommunityDevelopment/EIR/Skyline%20Heights%20DEIR/Skyline-Heights-Project-DEIR.pdf>

Written comments on the DEIR **MUST BE** submitted by **May 2, 2016** and sent to: Terri.manuel@ci.corona.ca.us
CC's can also be sent to City Council members, Treasurer, and Public Works Director:
jScott@ci.corona.ca.us, D.Haley@ci.corona.ca.us, R.Fox@ci.corona.ca.us, E.Montanez@ci.corona.ca.us,
K.Spiegel@ci.corona.ca.us, ahake@ci.corona.ca.us, Nelson.Nelson@ci.corona.ca.us
Email comments should focus on issues/concerns specific to the DEIR content (see following page for examples).

The City of Corona Planning and Housing Staff Report on the Skyline Heights draft EIR can be found on the City website. This is a shorter document that provides a recap of the DEIR and shows why the Planning Commission should support this project:
<http://www.discovercorona.com/CityOfCorona/files/91/91b68aff-4caf-4c0d-8004-890bcfad91e0.pdf>

PLEASE ATTEND the next meeting of the City of Corona Planning Commission on **May 9th**. At this meeting, the Planning Commission intends to vote on a recommendation to the City Council for (or against) the annexation, General Plan amendment, re-zoning and subdivision applications by Richland Developers. This meeting will take place at Corona City Hall Council Chambers, 400 S. Vicentia Street, Corona, California:
<http://www.bit.ly/SkylineMay9>

Comment Letter 77

Wilson Tsing
wilsonh@hotmail.com

Response to Letter 77

Response to Comment 77-1. With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

With regard to the comment expressing opposition to the project, this comment is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

Response to Comment 77-2. With regard to the comment that the project would negatively impact the Skyline hiking trail system, please see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District).

With regard to the comment requesting that the City not approve the listed project entitlements, this comment is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the comment that the project should be consistent with the City's General Plan for Trails and Greenways (Goals 2.4, 2.4.1, 2.4.2, 2.4.3), with an emphasis on maintaining existing and potential new trail linkages between parks, the CNF, and other open spaces, please see Responses to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) and 1-6 (Letter 1, United States Forest Service). With respect specifically to project consistency with the referenced Trails and Greenways goals and policies, please see the analysis below which indicates that the project would be consistent with these goals and policies.

Goals and Policies	Evaluation of Project Consistency
Goal 2.4 – A City whose urban form and community character are defined by its interconnected parklands and open spaces. Policy 2.4.1 – Develop a plan and implement improvements that visually and physically interconnect the City's parklands and link these and residential neighborhoods with the Temescal Creek Wash, the Cleveland National Forest, and other open spaces. This may be accomplished by the installation of a continuous corridor of trees, plantings, informational signage, trails, and/or other defining elements along existing streets that connect the parks and open spaces or new corridors, where feasible.	Consistent. Please see Responses to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) and 1-6 under "Access to the CNF" (Letter 1, United States Forest Service). Furthermore: (1) as indicated on page 2-15 of the Draft EIR, the four U.S. Fish and Wildlife Service parcels within the annexation area and the open space parcel at the south edge of the annexation area would be maintained as permanent open space; (2) as shown in Figures 2-8 and 2-9, Landscape Plan, of the Draft EIR, the proposed subdivision would include landscape slopes, detention basins and open space areas, defensible space landscaping, and street trees; and (3) as indicated in Figure 2-10, Open Space Concept Plan, in the DEIR, the outside edges of the subdivision would include a system of turfed overlook areas interconnected by 5 foot wide concrete walkways.

Policy 2.4.2 – Develop a program for the visual enhancement of Temescal Creek and Wash as an amenity for the City through landscaping with native species, soil remediation, and incorporation of trails and nature observation platforms and other facilities. Development standards for private uses adjoining these areas should be modified to orient buildings to and assure landscape transitions and compatibility with these resources. Such improvement should be designed to provide adequate flood protection for adjoining properties.	Not Applicable. The project site is not located along the Temescal Creek and Wash. Therefore, this policy is not applicable.
Policy 2.4.3 – Require that new master-planned residential subdivisions incorporate parks, greenways, and open spaces as a character-defining amenity for their residents, emphasizing the retention of natural landforms and important plant communities.	Consistent. Please see project consistency analysis for Goal 2.4 and Policy 2.4.1 above.

Response to Comment 77-3. The comment requesting the total preservation of the entire Skyline trails system is noted and will be provided to the decision makers. Please see Responses to Comments 5-1 (Letter 5, Riverside County Regional Park and Open-Space District, and 1-6 under “Access to the CNF” (Letter 1, United States Forest Service).

Response to Comment 77-4. Please see Response to Comment 15-7 (Letter 15, David Wright).

Response to Comment 77-5. Please see Responses to Comments 1-4 under “Scenic Integrity” and 1-9 under “Vantage Points/Visual Simulations” (Letter 1, United States Forest Service).

Response to Comment 77-6. With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

With regard to the comment that no analysis or mitigation of impacts to freeway on/off ramps was included, analysis of project traffic impacts to freeway on/off ramps was not conducted because: (1) of the lengthy distance between the project site and the closest freeway on/off ramps; (2) the relatively small scale of the project and associated traffic (e.g., 219 AM peak hour and 292 PM peak hour trips); (3) such analysis is not required by the City when there is freeway construction; and (4) the proposed SR-91 Freeway Improvement project would mitigate any potential traffic impact caused by project traffic. Furthermore, the traffic analysis was conducted per City and County CMP guidelines. Therefore, an analysis of project traffic impacts to freeway on/off ramps is not required.

Response to Comment 77-7. As indicated above in Response to Comment 70-16, above, the location of mitigation is negotiated with the lead and regulatory agencies and may or may not include onsite mitigation (see Response to Comment 45-4). For example, oak trees will be mitigated onsite, while other resources could be mitigated on or offsite as a result of agency requirements and site conditions. Mitigation areas must have specific characteristics that will support the natural habitat and its long-term survival without assistance.

Response to Comment 77-8. Please see Response to Comment 6-11 under “Wildland Fire Hazard” (Letter 6, California Native Plant Society).

Response 77-9: Please see Responses to Comments 9-8 (Letter 9, Petition-Moratorium, iPetitions.com, Sangita Patel) and 18-2 (Letter 18, Kyle Ericson).

Response to Comment 77-10. With regard to project impacts to parks, please see Response to Comment 1-9 under “Proposed On-Site Park and Recreation Facilities” (Letter 1, United States Forest Service).

With regard to the comment requesting that the park development fees to be paid by the project be earmarked for access, maintenance and parking for the Skyline hiking trails, this comment is noted and will be provided to the decision makers. However, the park development fees to be paid by the project would be for mitigating the impacts of the project on parks, not for project impacts to trails which would be less than significant. Please see Responses to Comments 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) and 45-7 (Letter 45, Patricia (Realo) Anderson) for further discussion.

With regard to the comment that the project would create a City parkland deficit of 161, acres, this is incorrect. Please see Response to Comment 70-20 (Letter 70, Courtney Kasey).

Response to Comment 77-11. With regard to project impacts to police protection services and schools, please see Responses to Comments 9-12 (Letter 9, Petition-Moratorium, iPetitions.com, Michelle Arnold) and 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin), respectively. With regard to project impacts to fire protection services, fire protection is addressed in Section 4.L, Public Services, of the Draft EIR, with supporting data provided in Appendix J, Public Services and Utility Correspondence and Background Information. As indicated on page 4.L-12 through 4.L-14, with compliance with applicable regulatory requirements and implementation of the proposed project design features and prescribed mitigation measures, project impacts on fire protection services would be less than significant.

Response to Comment 77-12. Please see Responses to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) and 1-6 under “Access to the CNF” (Letter 1, United States Forest Service).

Response to Comment 77-13. The contention that project parking impacts are not evaluated in the Draft EIR is incorrect. The Draft EIR evaluated the parking impacts of the project in Section 4.M, Transportation, with supporting data provided in Appendix K, Traffic Impact Analysis. As indicated on page 4.M-36, the project would provide parking in compliance with City of Corona parking requirements, and the impact would be less than significant.

With regard to the comment that parking would be impacted once the Foothill Parkway Westerly extension is complete, the Foothill Parkway Extension Project, and the replacement parking for Skyline Trail, are separate projects from the Skyline Heights project under CEQA, and the project would not generate impacts associated with those projects. Furthermore, the project site is not used or set aside for public parking associated with the Skyline hiking trail. Please see Response to Comment 12-1 (Letter 12, DeAnna Murdock) for further discussion.

Response to Comment 77-14. The comment includes a copy of a handout that summarizes the proposed project, indicates that a Draft EIR has been prepared by the City of Corona for the project, identifies the deadline for the public to submit comments on the Draft EIR, identifies where to send the comments, indicates that the comments should focus on issues/concerns specific to the Draft EIR content, and indicates

that a Planning and Housing Commission meeting will be held on May 9th on the project. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is required.

LETTER 78

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Friday, April 29, 2016 7:54 AM
To: David Crook; Mike Byer
Subject: Fwd: Public Comment on Draft EIR for Skyline Heights Development

Sent from my iPhone

Begin forwarded message:

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Date: April 29, 2016 at 7:48:18 AM PDT
To: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Subject: Fwd: Public Comment on Draft EIR for Skyline Heights Development

FYI

Sent from my iPhone

Begin forwarded message:

Resent-From: <Karen.Spiegel@ci.corona.ca.us>
From: Roger Conard <rmconard@gmail.com>
Date: April 28, 2016 at 9:01:36 PM PDT
To: Jason Scott <Jason.Scott@ci.corona.ca.us>, Dick Haley
<Dick.Haley@ci.corona.ca.us>, Randy Fox <Randy.Fox@ci.corona.ca.us>,
Eugene Montanez <Eugene.Montanez@ci.corona.ca.us>, Karen Spiegel
<Karen.Spiegel@ci.corona.ca.us>, Aaron Hake <Aaron.Hake@ci.corona.ca.us>,
Nelson Nelson <Nelson.Nelson@ci.corona.ca.us>, Terri Manuel
<Terri.Manuel@ci.corona.ca.us>
Subject: Re: Public Comment on Draft EIR for Skyline Heights Development

Dear Mayor, Vice Mayor, Council Members, Planning Commissioners, City
Treasurer, Public Works Director and Planning Manager:

My name is Roger Conard. I live at 3575 Santa Rosa Circle, Corona, CA.

The City is too focused on development and not concentrating in maintaining quality of life in Corona. I am writing to urge you to oppose the Skyline Heights development as it is currently proposed. We already have too much traffic in west Corona on Green River Drive and it will only get worse with the completion of Foothill Parkway. Due to your approval of the Arantine Hills project and your expected additional developments in South Corona along the 15 freeway, the Sierra Bella project and now the Skyline Heights project, thousands of cars will filter through Corona's Foothill corridor with the completion of Foothill Parkway.

1

During one accident on the 91 freeway, I sat in immovable traffic in front of Corona Fire Station No. 5 for 40 minutes, moving one-tenth of a one mile.

1
(cont.)

Based on the issue the City created with the Orchard Glen development, it is obvious the City has failed the residents of Corona with your lack of vision and long-term planning as evidenced with the dangerous parking situation for the Skyline Drive trailhead. You have not considered the trails and wildlife that live in those foothills. At the April 11th Planning Commission meeting, I presented a slide show of animals I have photographed between Oakridge Drive and Skyline Drive. These animals live outside of the Cleveland National Forest in southern Corona, right where Sierra Bella and Skyline Heights are slated to be built. I currently hike on trails from Oakridge Drive into the Cleveland National Forest through property slated for development in the Sierra Bella project. As noted by others opposing development, the city has no Trails Master Plan. With these new developments being gated communities, I stand to lose what limited access I have to unique canyons and trails outside of the Cleveland National Forest.

2

Regarding the aesthetics of the Corona foothills, as I drive from Chino, down the 71 to Corona, all I see are the brown scars in the foothills from the grading for Sierra Bella. The scars from the cutbacks on the hills in Sierra Peak still stand out as eyesores even with the limited vegetation planted on those hills.

3

I urge the Planning Commission and City leaders to:

Please DO NOT APPROVE the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

4

Please DO NOT APPROVE the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

Please DO NOT APPROVE the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

Please DO NOT APPROVE the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

Please DO NOT APPROVE any of the Skyline Heights project applications until a city-wide Trails Master Plan is adopted. This Plan should be consistent with the City's General Plan for Trails and Greenways (Goals 2.4, 2.4.1, 2.4.2, 2.4.3), with an emphasis on maintaining existing and potential new trail linkages between parks, Cleveland National Forest, and other open spaces.

4
(cont.)

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Roger Conard
Conard Photo
866-736-9696
www.conardphoto.com

951-870-0946 cell
RMConard@gmail.com

Comment Letter 78

Roger Conard
Conard Photo
rmconard@gmail.com

Response to Letter 78

Response to Comment 78-1. The comment requesting that the City oppose the project as currently proposed is noted and will be provided to the decision makers. However, as this comment does not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

With regard to the traffic impacts of the project, please see Response to Comment 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin). With regard to cumulative traffic, please see Response to Comment 10-2 (Letter 10, Nicole Krenzin).

Response to Comment 78-2. With regard to the impacts of the project on trails and trail access, please see Responses to Comments 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) and 1-6 (Letter 1, United States Forest Service).

With regard to the impacts of the project on biological resources, please see Response to Comment 32-1 (Letter 32, K. Zimmerman).

With regard to the replacement parking for the Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnna Murdock).

Response to Comment 78-3. Please see Response to Comment 1-4 (Letter 1, United States Forest Service).

Response to Comment 78-4. The comments requesting that the City not approve the applications for the project are noted and will be provided to the decision makers. Because these comments do not raise a substantive issue on the content of the Draft EIR, no further response is warranted.

The comment that the City not approve the project until a City-wide Trails Master Plan is adopted would not change the fact the project site does not include dedicated public access trails. The dedicated access to Skyline Trail from Foothill Parkway and Hagador Canyon is not being removed or altered by the project. However, the project proponent has agreed to assist the city with funding a city-wide Master Trails Plan as a condition of approval for the project. The condition of approval for TTM 36544 includes Condition 1PL-010, *Prior to the City's final certification of annexation for the Local Agency Formation Commission's proceedings to annex the Skyline Heights property into the City of Corona, the developer shall enter into an agreement with the City to be approved by the City's Community Development Department Director, that commits the developer to provide sufficient funding for the preparation of a Trails Master Plan, which shall include the Skyline Trail.* Also, see Response to Comment 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) for further discussion.

LETTER 79

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Friday, April 29, 2016 7:55 AM
To: David Crook
Subject: Fwd: April 11, 2016 Planning Commission - Applications. Save Skyline.

Sent from my iPhone

Begin forwarded message:

From: Sylvia Viayra <Sylvia.Viayra@ci.corona.ca.us>
Date: April 29, 2016 at 7:49:52 AM PDT
To: Darrell Talbert <Darrell.Talbert@ci.corona.ca.us>, Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Subject: Fwd: April 11, 2016 Planning Commission - Applications. Save Skyline.

FYI

Sent from my iPhone

Begin forwarded message:

Resent-From: <Karen.Spiegel@ci.corona.ca.us>
From: Stephanie Morales <rx8cutie08@gmail.com>
Date: April 28, 2016 at 5:48:01 PM PDT
To: Dick Haley <Dick.Haley@ci.corona.ca.us>, Randy Fox <Randy.Fox@ci.corona.ca.us>, Eugene Montanez <Eugene.Montanez@ci.corona.ca.us>, Karen Spiegel <Karen.Spiegel@ci.corona.ca.us>, Aaron Hake <Aaron.Hake@ci.corona.ca.us>, "trixieand@gmail.com" <trixieand@gmail.com>
Subject: April 11, 2016 Planning Commission - Applications. Save Skyline.

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Stephanie Morales and I am a resident of Ontario, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

1
(cont.)

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline trail is accessed by thousands of hikers and cyclists like myself each month who wish to conserve the open space and access to natural areas afforded by the Cleveland National Forest. There are thousands of hikers, cyclists, walkers and other outdoor enthusiasts accessing the trails each month for exercise which builds healthy communities.

I have been driving from Ontario for several years into Corona so I may enjoy the beautiful scenery and sense of nature that is only too hard to find as housing development increases. Skyline has a valuable ecosystem that needs to be left intact. Hikers, cyclists and families taking their children out to explore nature first hand all want to help preserve this landscape that is ever so hard to find as cities grow and become more congested. In my experience Skyline offers a place to find peace and quiet away from backed up fwys, smoggy congestion, and cal-trans' never ending construction. I drive through all of that because it is worth it for me. Skyline isn't just a great place to challenge yourself physically but a place for many to meet up or simply say hello to another friendly face on the trail. It's harder and harder to have access to a place where you can feel safe within nature and not have to drive hours away to find it. My fear is that this generation of children won't know what wild flowers, trees, and grasses look like anymore. I was born and raised in California my whole life and every wild canyon i used to hike through where the deers would roam, the hawks would fly high and the coyotes would cry are now all gone and replaced with neighborhoods of model homes. In replacement there are now neighborhood parks cut into flat land and limited space which is where I do not want my children to see as a representation of California beauty. I implore you to reject the applications and support the goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

2

Thank you,

Stephanie Morales

Comment Letter 79

Stephanie Morales
rx8cutie08@gmail.com

Response to Letter 79

Response to Comment 79-1. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

Response to Comment 79-2. With regard to the impacts of the project on aesthetics/visual character, biological resources, open space, and trails/trail access, please see the following responses to comments:

- Aesthetics/Visual Character: 1-4 under “Scenic Integrity” (Letter 1, United States Forest Service).
- Biological Resources: 32-1 (Letter 32, K. Zimmerman).
- Open Space: 1-4 under “Land Use and Open Space” (Letter 1, United States Forest Service).
- Trails/Trail Access: 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) and 1-6 under “Access to the CNF” (Letter 1, United States Forest Service).

With regard to the comments requesting that the project application be denied and the project site be preserved, these comments are noted and will be provided to the decision makers. The project site represents private land that is designated by the County and City for urban development. Please see Response to Comment 1-3 (Letter 1, United States Forest Service) for further discussion.

LETTER 80

David Crook

From: Terri Manuel <Terri.Manuel@ci.corona.ca.us>
Sent: Monday, April 25, 2016 9:38 AM
To: Joanne Coletta
Subject: FW: Protect Skyline Trail

From: Lydia Castillo [mailto:roxybella2012@gmail.com]
Sent: Friday, April 22, 2016 12:14 PM
To: Terri Manuel
Subject: Protect Skyline Trail

There are many reasons and benefits as why not to build on Skyline, Please understand that taking away this natural environment from Corona residents will take away from the positiveness that the mountain provides, among other reasons, such as, taking away homes of animals and birds who only know Skyline as home. Please do not let greed line the pockets of the city council and other members of planning committee. Corona is already turning into an over crowded town, one of the reasons why Coronians do not want to expand and invite thousands of others.. Please listen to its citeziens and DO NOT ALLOW ANYTHING TO CHANGE THE MOUNTAIN VIEW AND EVERYTHING AROUND IT!

1

Comment Letter 80

Lydia Castillo
roxybella2012@gmail.com

Response to Letter 80

Response to Comment 80-1. The comment expressing opposition to the project, and identifying the benefits of keeping the project site in natural open space, is noted and will be provided to the decision makers.

With regard to the impacts of the project on biological resources, trails, open space, and traffic, please see the following responses to comments:

- Biological Resources: 32-1 (Letter 32, K. Zimmerman);
- Trails: 5-1 (Letter 5, Riverside County Regional Park and Open-Space District);
- Open Space: 1-4 under “Land Use and Open Space” (Letter 1, United States Forest Service); and
- Traffic: 9-3 (Letter 9, Petition-Moratorium, iPetitions.com, Nicole Krenzin).

LETTER 81

David Crook

From: Terri Manuel <Terri.Manuel@ci.corona.ca.us>
Sent: Monday, April 25, 2016 8:39 AM
To: Joanne Coletta
Subject: FW: Plz protect Skyline

From: Wes Bemis [mailto:wes_bemis@sbcglobal.net]
Sent: Saturday, April 23, 2016 9:43 AM
To: Terri Manuel
Subject: Plz protect Skyline

Hello,

Skyline is such a treasure in Corona for hikers & mountain bikers. Being able to enjoy the trails & beauty of Skyline has enhanced our lives in many ways as Corona residents.

If at all possible we would love to preserve Skyline the way it is.

Thank you!
Wes Bemis
898 Big Spring Ct
Corona, CA 92880
714-305-1859

1

Comment Letter 81

Wes Bemis
898 Big Spring Court
Corona, CA 92880
Wes_bemis@sbcglobal.net

Response to Letter 81

Response to Comment 81-1. Please see Responses to Comments 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) and 1-6 under “Access to the CNF” (Letter 1, United States Forest Service).

LETTER 82

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Monday, May 02, 2016 11:19 AM
To: David Crook
Subject: FW: Skyline rezoning

From: Sylvia Viayra
Sent: Monday, May 02, 2016 8:23 AM
To: Darrell Talbert; Joanne Coletta
Subject: FW: Skyline rezoning

FYI

From: eveline zadeh [<mailto:eveline2015@icloud.com>]
Sent: Saturday, April 30, 2016 10:21 PM
To: Jason Scott
Subject: Skyline rezoning

April 30, 2016

TO: JScott@ci.corona.ca.us, DHaley@ci.corona.ca.us, RFox@ci.corona.ca.us, EMontanez@ci.corona.ca.us,
KSpiegel@ci.corona.ca.us, ahake@ci.corona.ca.us, Nelson.Nelson@ci.corona.ca.us
C: trixieand@gmail.com
SUBJECT: April 11, 2016 Planning Commission Public Hearing - REJECT Applications and PROTECT Skyline Hiking Trail

Mayor Jason Scott
Vice Mayor Dick Haley
City Council Member Randy Fox
City Council Member Eugene Montanez
City Council Member Karen Spiegel
City Treasurer Aaron Hake
Public Works Director Nelson Nelson

Re: April 11, 2016 Planning Commission - Applications

Dear Mayor, Vice Mayor, Council Members, City Treasurer, and Public Works Director:

My name is Eveline Zadeh and I am a resident of Corona, California. I am writing as a concerned community member to ask that you PROTECT Skyline Hiking Trail and REJECT the applications on the agenda for the postponed April 11, 2016 Planning Commission hearing, as follows:

REJECT the application for the annexation of 394.8 acres from Unincorporated Riverside County in the City of Corona's southwest Sphere of Influence to the City of Corona.

1
(cont.)

REJECT the General Plan Amendment to change 357.14 acres from Rural Residential I to Low Density Residential and 37.61 acres to Open Space located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to pre-zone 37.61 acres to Open Space, 86.23 acres to Agriculture, and 270.9 acres to R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

REJECT the Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping located generally south of the westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way.

I ask you to reject these applications in the interest of preserving access to the Skyline Hiking Trail and the encroachment of an additional 292 homes and subsequent traffic to this area. The Skyline Trail is accessed by thousands of hikers, cyclists, walkers and other outdoor enthusiasts, like myself, including many of our local high school cross-country teams, who wish to conserve access to natural open areas afforded by the Cleveland National Forest for exercise and that beautiful natural escape, which can only build a healthier and more holistic community.

....Hiker's Personal Anecdote:

I personally have [ADD PERSONAL ANECDOTE HERE OF YOUR EXPERIENCE ON SKYLINE or REASONS TO SUPPORT ACCESS] hiked Skyline 100+ times since 2012 as part of a weekly group that meets twice a week to hike 2.5 miles up the fire road and back, and on several occasions have hiked 5.0+ miles up to the Doppler and back, or as far as Black Star Canyon (13+ miles in one direction), or simply into Tin Mine Canyon for a nature walk with many of the younger and older generations in my family. We have seen the trail head already moved 1/2 mile further away and now hear of a proposal to move parking an additional 1 mile away, greatly impeding our access to the Skyline trail. Our hiking group believes in healthy lifestyles and the conservation of our forests and trails. Through all the daily stresses of working, studying, commuting and living through the congestion of our roads and freeways, our community members and many nature enthusiasts and hiking groups have a rare natural resource in the Skyline Hiking Trail that should be protected. Without access and nearby parking to the trail, the health and vitality of thousands in our community will be affected. We as a community implore you to reject the applications and support our goals of healthy lifestyles, healthy communities and the conservation of and access to our forests and trails.

2

My family and I have lived in Corona for over 30 years and want to keep the natural beauty intact for the community and wild life.

3

Thank you so much for your earnest time and consideration,

Eveline Zadeh

Sent from my iPhone

Comment Letter 82

Eveline Zadeh
eveline2015@icloud.com

Response to Letter 82

Responses to Comments 82-1 and 82-2. Please see Responses to Comments 15-1 through 15-6 (Letter 15, David Wright).

With regard to the replacement parking for Skyline Trail, please see Response to Comment 12-1 (Letter 12, DeAnne Murdock).

Response to Comment 82-3. The comment that the commenter's family has lived in Corona for over 30 years and want to keep the natural beauty intact for the community and wildlife is noted and will be provided to the decision makers. Please see Response to Comment 1-4 under "Scenic Integrity" (Letter 1, United States Forest Service) regarding the impacts of the project on aesthetics/visual character, and Response to Comment 32-1 (Letter 32, K. Zimmerman) regarding the impacts of the project on biological resources.

LETTER 83

David Crook

From: Joanne Coletta <Joanne.Coletta@ci.corona.ca.us>
Sent: Monday, May 02, 2016 6:24 PM
To: David Crook
Subject: FW: Skyline Trails in Corona

From: Terri Manuel
Sent: Monday, May 02, 2016 2:36 PM
To: Joanne Coletta
Subject: FW: Skyline Trails in Corona

From: Wes Bemis [mailto:wes_bemis@sbcglobal.net]
Sent: Monday, May 02, 2016 1:10 PM
To: Terri Manuel
Cc: Jason Scott; Dick Haley; Randy Fox; Eugene Montanez; Karen Spiegel; Aaron Hake; Nelson Nelson
Subject: Skyline Trails in Corona

Hello,

I'm a resident of Corona. The single best thing about living here is having access to the Skyline trail system. My girls & I have been riding our mountain bikes up Skyline wkly for the last 3 years & hope to do it for the rest of our lives. It's an incredible venue to enjoy nature, exercise & build relationships.

I know the city council is considering more homes up there. I beg you to continue allowing access from Foothill. I'm also requesting that you adopt a Master Trails Plan before any decision about this project is made.

Thank you for your consideration!
Wes Bemis
714-305-1859

Comment Letter 83

Wes Bemis
Wes_bemis@sbcglobal.net

Response to Letter 83

Response to Comment 83-1. Please see Responses to Comments 5-1 (Letter 5, Riverside County Regional Park and Open-Space District) and 1-6 under “Access to the CNF” (Letter 1, United States Forest Service).



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0459
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



December 30, 2016

Jason Moquin
Senior Planner
City of Corona
Community Development Department
400 S. Vicentia Avenue
Corona, CA 92882

Subject: Recirculated Draft Environmental Impact Report
Skyline Heights Project
State Clearinghouse No. 2014021003

Dear Mr. Moquin:

The California Department of Fish and Wildlife (Department) appreciates the opportunity to review the Recirculated Draft Environmental Impact Report (RDEIR) for the Skyline Heights Project (project) [State Clearinghouse No. 2014021003]. The Department reviewed the Draft Environmental Impact Report (DEIR) and provided comments to the City of Corona (City; the CEQA lead agency) in a letter dated January 19, 2016 (enclosed). The Department's January 19, 2016 letter expressed concerns related to the adequacy of the assessment of biological resources; impacts (including direct, indirect and cumulative) to biological resources; potential human-mountain lion conflicts; and the project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The Department and the United States Fish and Wildlife (Service) also commented on the City's Revised Determination of Biologically Equivalent or Superior Preservation (DBESP) for the project on July 13, 2016 (enclosed). The joint letter expressed concerns with the project's consistency with the MSHCP.

The Department appreciates that some of the concerns raised by the Department in its January 19, 2016 comment letter were addressed in the RDEIR, however the Department is concerned regarding the adequacy and enforceability of mitigation measures proposed by the City, and the project's consistency with the MSHCP.

Comments and Recommendations

The Department's comments and recommendations on the REIR include:

Mitigation Measure BIO-MM2: The Department appreciates that the City included a mitigation measure for impacts to Coulter's matilija poppy, intermediate mariposa lily, and chaparral nolina, however the Department is concerned regarding the specificity and enforceability of the measure-set proposed for chaparral nolina (second bullet point in the Mitigation Monitoring and Reporting Program [MMRP]). The measure-set states that 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 Department requests that the City define the characteristics of an "acceptable" property. Will habitat requirements of chaparral nolina (e.g., appropriate soils, elevation, vegetation community) influence the suitability of an acceptable property? The Department also requests that the City define "preserved." Will a conservation mechanism be used (e.g., conservation easement, deed restriction) to preserve the property? Further, what activities will be permissible on the preserved property? For example is the City proposing that the site be available for recreational activities? The measure-set also stipulates a minimum 90 percent survivorship of chaparral nolina within the preserved property; however no time frame to achieve this percent survivorship is detailed. In addition, the measure-set lacks a time period for monitoring of the preservation area.

The Department's January 19, 2016 comment letter discussed that the DEIR should include measures to *perpetually* protect project-related permanent impacts to sensitive species. Chaparral nolina has a rare plant rank of 1B.2 which means that it is fairly endangered in California, however the measure-set lacks specificity and enforceability to ensure that the project-related impacts to this species are being addressed *in-perpetuity*. The Department recommends that the City revise BIO-MM2 and condition the measure-set to include the following (edits are in **bold**):

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, fencing and 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. 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 Applicant shall place appropriate fencing and/or natural barriers and 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 site, except maintenance of habitat, including the removal of nonnative plant species, trash, and debris, and the installation of native plant materials.

Prior to any ground disturbance, the Applicant shall prepare a Chaparral Nolina Planting Plan (Plan) for chaparral nolina. The Plan shall require a replacement ratio of 1:1 by area, and ensure a minimum 90 percent survivorship at the end of a **five-year monitoring period**, which shall be verified by the monitoring biologist (**minimum qualifications of the monitoring biologist are specified below**). At a minimum, the **five-year** plan shall include the following information:

1. A description of the existing conditions of the receiver site(s), **characterizing the suitability of the site(s) for chaparral nolina, and documenting the acreage of the site.**
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.**

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

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Cont.

Mitigation Measure BIO-MM3. BIO-MM3 states that prior to issuance of a grading permit, the project Applicant shall preserve a minimum of 10 acres (a 1:1 ratio) of natural habitat, biologically equivalent or superior to the PQP land the project site surrounds, adjacent to USFS land. The compensation parcel shall either be placed under a deed restriction or the deed may be transferred as agreed to prevent future development. As previously stated by the Department and Service in their July 13, 2016, joint comment letter, the Department does not find the placement of a deed restriction on the replacement parcel to be an appropriate method of wildlife habitat conservation. The Department requests that the replacement parcel be deeded in fee title to the U.S. Forest Service (USFS) or to the Western Riverside County Regional Conservation Authority (RCA) to ensure appropriate protection and permanent habitat management. The Department recommends that the City revise BIO-MM3 and condition the measure-set to include the following (edits are in **bold**):

3

Prior to issuance of a grading permit, the project Applicant shall preserve a minimum of 10 acres (a 1:1 ratio) of natural habitat, biologically equivalent or superior to the PQP land the project site surrounds, adjacent to USFS land. The compensation parcel shall either be:

1. **Deeded in fee title to the USFS or 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.**

Mitigation Measure BIO-MM4. BIO-MM4 states that 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 designated as open space. The open space areas shall be deed restricted prior to issuance of a grading permit, and will be dedicated to the Homeowner's Association (HOA) at the time of the recordation of the final map. The HOA shall manage the open space areas according to the Covenants, Codes, and Restrictions, which shall restrict future impact and uses of open space areas.

4

Section 6.1.2 of the MSHCP states that "If an avoidance alternative is selected, measures shall be incorporated into the project design to ensure the long-term conservation of the areas to be avoided, and associated functions and values, through the use of deed restrictions, a conservation easement, or other appropriate mechanisms." The Department appreciates that the City has proposed the recordation of a deed restriction over avoided Riparian/Riverine habitat, however the Department has reservations over the ability of a HOA to provide the technical expertise and financial resources needed to ensure that these avoided areas maintain their "long-term conservation," and "associated functions and values." The Department's

experience is that HOA's are rarely successful in managing riparian and riverine resources and recommend a qualified entity manage these resources. The Department and Service's July 13, 2016, joint comment letter recommended that these areas be transferred to the RCA. To ensure the long-term conservation value of avoided Riparian/Riverine areas the Department recommends that the City revise BIO-MM4 and condition the measure-set to include the following (edits are in **bold** and ~~strikethrough~~):

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 designated as open space **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 open space ~~avoided Riparian/Riverine~~ areas shall be ~~deed restricted~~ **conserved** prior to issuance of a grading permit, and will be dedicated to the Homeowner's Association (HOA) at the time of the recordation of the final map. The HOA **CDFW-approved local conservation entity** shall manage the open space **conservation areas to protect the long-term conservation, functions and values in-perpetuity** according to the Covenants, Codes, and Restrictions, which shall restrict future impact and uses of open space areas.

Finalization of MSHCP Consistency Review Process

As previously stated, the Department and Service commented on the City's Revised DBESP on July 13, 2016. The joint letter stated that the Agencies were unable to concur that the updated DBESP demonstrated a combination of preservation and compensatory mitigation that would be biologically equivalent or superior to 100% avoidance of the site's existing riparian/riverine resources. The Agencies provided specific recommendations in their comment letter and requested that the DBESP be revised and resubmitted. The Agencies also requested a meeting with the City to discuss avoidance strategies and appropriate levels of mitigation for any residual impacts. To date a revised DBESP has not been submitted to the Department or Service and the City has not contacted either Agency to arrange a meeting. Please note that the MSHCP consistency review process will not be complete until the Department and Service approve the revised DBESP. The Department encourages the City to complete this process prior to circulating the Final EIR (FEIR).

Further Coordination

The Department appreciates the opportunity to comment on the RDEIR for the Skyline Heights Project (SCH No. 2014021003), and requests that the City address the Department's comments and concerns prior to circulating the FEIR. If you should have any questions pertaining to these comments, please contact Joanna Gibson (909) 987-7449 or joanna.gibson@wildlife.ca.gov.

Sincerely,


Leslie MacNair
Regional Manager

Enclosures

cc: State Clearinghouse, Sacramento
Heather Pert, CDFW
Joanna Gibson, CDFW
Leslie MacNair, CDFW
Karin Cleary-Rose, USFWS
Charles Landry, RCA

Comment Letter 84

State of California
Natural Resources Agency
Department of Fish and Wildlife
Inland Deserts Region
Leslie MacNair, Regional Manager
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764

Response to Letter 84

Response to Comment 84-1. This comment provides an introduction to the comments contained in this letter. Please see Responses to Comments 84-2 through 84-6 below.

Response to Comment 84-2. This comment provides suggested text edits to Mitigation Measure BIO-MM2, which was contained in Section 4.C, Biological Resources, of the RDEIR. The City, in response to this comment, has revised Mitigation Measure BIO-MM2, as shown in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, of this Final EIR. The project applicant has agreed to the requirements of this revised mitigation with one exception as relates to the provision of fencing around each site. While the applicant would implement all other aspects of the suggested mitigation, including signage to discourage trespass, given the location of these habitat areas surrounded by existing vegetation and topography, the City has determined that such fencing is not necessary since the natural open space being maintained under the project design would provide an uninterrupted extension of native habitat to the preservation and mitigation areas required by the project, and further, the project would not provide any direct access to such areas. Nonetheless, all other provisions of revised Mitigation Measure BIO-MM2 would be implemented as stated in the comment.

Response to Comment 84-3. This comment provides suggested text edits to Mitigation Measure BIO-MM3, which was contained in Section 4.C, Biological Resources, of the RDEIR. The City, in response to this comment, has revised Mitigation Measure BIO-MM3, as shown in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, of this Final EIR in accordance with the text provided in the comment.

Response to Comment 84-4. This comment provides suggested text edits to Mitigation Measure BIO-MM4, which was contained in Section 4.C, Biological Resources, of the RDEIR. The City, in response to this comment, has revised Mitigation Measure BIO-MM4, as shown in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, of this Final EIR in accordance with the text provided in the comment.

Response to Comment 84-5. This comment recommends that the City complete the County's MSHCP consistency review process prior to circulating the Final EIR for the proposed project. However, while the Department's recommendation is acknowledged by the City, this is not a legal requirement and the applicant is willing to assume the risk associated with potential changes in project mitigation that may result from that process should the City publish the Final EIR (or certify the EIR and approve the project as proposed) prior to completion of the MSHCP consistency review and approval of the DBESP.

Response to Comment 84-6. This comment provides a conclusion to the comments provided above in this letter. Please see Responses to Comments 84-1 through 84-5 above.

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

LETTER 85

*Serious drought
Help save water!*

November 23, 2016

City of Corona

Planning Department

Jason Moquin

Senior Planner

400 S. Vicentia Avenue

Corona, CA 92882

Mr. Moquin,

Skyline Heights Project SCH#2014021003 (RIV 15 PM 40.35)

We have received the Notice of Completion and Environmental Document Transmittal for the above referenced project, located westerly extension of Foothill Parkway, east of Paso Grande and west of Trudy Way. Project area includes 395 acres located in the unincorporated area of Riverside County within the City of Corona Sphere of Influence. Proposal will subdivided approximately 271 acres into 292 single family residential lots.

After reviewing the Recirculated Draft Environmental Impact Report for this project we have determined that this project will not have a substantial impact to the State Highway System. California Department of Transportation has no comment at this time. However, the California Department of Transportation reserves the right to comment on any future revisions to this project.

Should this proposal be later modified please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impact to I-15.

Sincerely,

MARK ROBERTS

Office Chief

Intergovernmental Review, Community and Regional Planning

Comment Letter 85

State of California
Department of Transportation
District 8
Mark Roberts, Office Chief
Intergovernmental Review, Community and Regional Planning
MS 722
464 West 4th Street, 6th Floor
San Bernardino, CA 92401-1400

Response to Letter 85

Response to Comment 85-1. This comment acknowledges receipt and review of the RDEIR for the proposed project, and indicates that the Department of Transportation has determined that the proposed project will not have a substantial effect on the State Highway System and no further comments are provided. Thus, no further response is necessary.

JASON E. UHLEY
General Manager-Chief Engineer



Received

JAN - 9 - 2017

Community Development Dept.

1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
209850

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

January 4, 2017

City of Corona
Community Development Department, Planning Division
400 South Vicentia Avenue
Corona, CA 92882-2187

Attention: Jason Moquin, Senior Planner

Re: GPA 13-003, CZ 13-002, Annexation 117, TTM 36544

The District does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District has not reviewed the proposed project in detail and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities or any other proposed facilities of regional interest.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities: Mabey Canyon Debris Basin and Oak Street Channel. For further information, contact the District's Encroachment Permit Section at 951.955.1266.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

EDWIN QUINONEZ
Engineering Project Manager

c: Riverside County Planning Department
Attn: Kristi Lovelady

HY:bad

Comment Letter 86

Riverside County Flood Control and Water Conservation District
Edwin Quinonez
Engineering Project Manager
1995 Market Street
Riverside, CA 92501

Response to Letter 86

Response to Comment 86-1. This comment provides an introduction to the comments contained in this letter. Please see Responses to Comments 86-2 and 86-3 below.

Response to Comment 86-2. This comment indicates that the project would not be impacted by RCFCWCD Master Drainage Plan facilities or other regional facilities and that encroachment permits will be necessary for any construction activities within the District's right-of-way or facilities, including the Mabey Canyon Debris Basin and the Oak Street Channel. However, while this comment is acknowledged by the City, it does not raise a substantive issue regarding the Draft EIR or RDEIR, no further response is warranted.

Response to Comment 86-3. This comment summarizes various permits issued by other public agencies that may be required for implementation of the proposed project. As discussed in the Draft EIR and RDEIR, the project would be required to obtain such permits prior to initiation of any grading or construction activities on the project site. However, this comment does not raise a substantive issue regarding the Draft EIR or RDEIR, and therefore no further response is warranted.



PECHANGA TRIBAL HISTORIC PRESERVATION OFFICE
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
 Telephone (951) 308-9295 • Fax (951) 506-9491

January 3, 2017

VIA E-MAIL and USPS

Mr. Jason Moquin
 Senior Planner
 City of Corona Planning Division
 400 S. Vicentia Avenue
 Corona, CA 92882

Re: Pechanga Tribe Comments on the Notice of Availability for the Recirculated Draft Environmental Impact Report on the Skyline Heights Project, GPA 13-003, C13-002, Annexation 117, TR 36544

Dear Mr. Moquin:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, regarding the Notice of Availability (NOA) for the Recirculated Draft Environmental Impact Report (RDEIR) on the above named Project. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"), to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval.

Pechanga thanks the City of Corona for acknowledging the impacts to Tribal Cultural Resources (TCRs) and for providing mitigation to preserve and protect the sensitive Luiseño cultural resources and traditional landscapes found in this area, and for requiring both archaeological and Pechanga tribal monitoring during earthmoving activities. The State and Federal governments have mandated that impacts to cultural resources must be appropriately mitigated within the confines of development projects. However, the Tribe is concerned with the RDEIR as the proposed Cultural Resources mitigation measures in the MMRP are not inclusive of the measures that were confirmed via electronic mail by the City in January 2016. We further note that the standard City measures have been modified since January 2016, and thus, the Tribe recommends that the below measures be incorporated in the RDEIR and in all applicable environmental documents associated with the Project.

Tribal Historic Preservation
 Officer:
 Gary P. DuBois, JD, MSW

THPO Historian:
 Lisa Woodward, Ph.D.

Assistant THPO:
 Anna Hoover, RPA

Advisory Review Board:
 Mary Bear Magee
 Evie Gerber
 Darlene Miranda
 Richard B. Searce
 Bridgette Barcello
 Neal Ibanez
 Michael Vasquez

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal, pre-contact territory, as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), travel/trail systems, natural resources and a Traditional Cultural Landscape (TCL) that includes varying degrees of overlapping significance.

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area that comprises the Project property and is the closest affiliated tribe to the Project location. The Tribe has specific knowledge of cultural resources and sacred places near the proposed Project which we have shared with the City on previous occasions for this and other projects.

The Tribe welcomes the opportunity to meet with the City to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction, if so desired.

REQUESTED REVISIONS TO THE MITIGATION MEASURES

Pechanga is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to TCRs. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources, which includes both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe understands that the DEIR was recirculated to address specific biologic concerns identified during the original circulation. However, since that time, Pechanga has continued SB 18 consultation with the City and determined that the mitigation measures identified in the 2015 document are unclear and insufficient to properly address impacts to TCRs during earthmoving activities. In an electronic communication from January 2016, revised mitigation measures were directed to be included in the RDEIR. However, since they were not included in this document and as the City has since modified their standard measures, we suggest the below language to be included in the Final EIR and all applicable environmental documents associated with this Project.

The revised measures are included below (underlines are additions; strikeouts are deletions).

Mitigation Measure CR-1: ~~In the event that archaeological materials are discovered during construction, all earth-moving activity within and around the immediate discovery area shall be diverted until a qualified archaeologist can assess the nature and significance~~

of the find, and, if necessary, develop appropriate treatment measures. Treatment measures typically include development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation. If during cultural resources monitoring the qualified archaeologist determines that the sediments being excavated are previously disturbed or unlikely to contain significant cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated.

Native American monitors from affected Tribes shall observe all project related grading activities, and the treatment of any recovered artifacts shall be carried out in accordance with the provisions of a Treatment Agreement between affected Tribes. The Treatment Agreement shall be executed by the consulting Tribes prior to the issuance of grading permits for each construction phase. All cultural materials that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility which meets the standards set forth in 36 CFR Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation. If changes are made to the project footprint to include earth-moving activities in areas not previously studied, additional archaeological investigations shall be required.

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.

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.

1. 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;

Mitigation Measure CR-3 Treatment and Disposition of Tribal Cultural Resources:
In the event that Tribal Cultural Resources 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:

7
Cont.

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 goods will be addressed per State Law, Mitigation Measure CR- and the Agreement required in Mitigation Measure CR-1. The applicant shall relinquish the artifacts as indicated below and provide the City of Corona Community Development Department 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 documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Corona, Eastern Information Center and Monitoring Tribe(s).

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.

8

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 Community and Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner 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 NAHC (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).

Mitigation Measure CR-26: Paleontological mitigation. Not Applicable to Cultural Resources.

Mitigation Measure CR-37: Paleontological mitigation. Not Applicable to Cultural Resources.

Mitigation Measure CR-48: Paleontological mitigation. Not Applicable to Cultural Resources.

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to continue working together with the City of Corona in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov should you have any questions or concerns regarding the revised mitigation measures. Thank you.

Sincerely,



Anna Hoover
Deputy THPO
Cultural Analyst

Cc Pechanga Office of the General Counsel

Comment Letter 87

Pechanga Tribal Historic Preservation Office
Temecula Band of Luiseno Mission Indians
Anna Hoover, Deputy THPO, Cultural Analyst
Post Office, Box 2183
Temecula, CA 92593

Response to Letter 87

Response to Comment 87-1. This comment provides an introduction to the comments contained in this letter and requests notification of future project-related activities. Please see Responses to Comments 87-2 through 87-11 below.

Response to Comment 87-2. This comment acknowledges the City's cooperation with the Tribe regarding inclusion of mitigation measures in the EIR, but also suggests that specific changes to mitigation language were not included in the RDEIR as requested but that revised mitigation measures are provided for the City's consideration. Although the City was provided the revised mitigation measures prior to preparation of the RDEIR, because the RDEIR was prepared only to address updated technical analysis related to biological resources, it was not appropriate to include revised Cultural Resources mitigation measures in that document. Rather, these changes were to be implemented in the Final EIR, as discussed further below. As such, in response to this request, the City has revised the mitigation measures contained in Section 4.D, Cultural Resources, of the Draft EIR in accordance with the suggested revisions, as shown in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, of this Final EIR.

Response to Comment 87-3. This comment provides background information regarding the Tribe's cultural affiliation to the project area, which is acknowledged by the City. However, as this comment does not raise a substantive issue regarding the contents of the Draft EIR or RDEIR, no further response is warranted.

Response to Comment 87-4. This comment provides an introduction to the proposed revisions to mitigation measures related to Tribal Cultural Resources (TCRs), and again notes that these revisions were not incorporated into the RDEIR. However, as noted above, revisions to mitigation measures related to Cultural Resources was not appropriate in the RDEIR, as the only materials that were recirculated related to biological resources. As such, these changes were not implemented in the EIR at that time. Nonetheless, the City agrees with the suggested modifications and thus these text changes have been incorporated into Section 4.D, Cultural Resources, of the Draft EIR, as shown in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, of this Final EIR.

Response to Comment 87-5. The suggested modifications to this mitigation measure have been incorporated into Section 4.D, Cultural Resources, of the Draft EIR, as shown in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, of this Final EIR.

Response to Comment 87-6. The suggested modifications to this mitigation measure have been

incorporated into Section 4.D, Cultural Resources, of the Draft EIR, as shown in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, of this Final EIR.

Response to Comment 87-7. The suggested modifications to this mitigation measure have been incorporated into Section 4.D, Cultural Resources, of the Draft EIR, as shown in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, of this Final EIR.

Response to Comment 87-8. The suggested modifications to this mitigation measure have been incorporated into Section 4.D, Cultural Resources, of the Draft EIR, as shown in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, of this Final EIR.

Response to Comment 87-9. The suggested modifications to this mitigation measure have been incorporated into Section 4.D, Cultural Resources, of the Draft EIR, as shown in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, of this Final EIR.

Response to Comment 87-10. The suggested renumbering of these mitigation measures has been incorporated into Section 4.D, Cultural Resources, of the Draft EIR, as shown in Chapter 3, Corrections and Additions to the Draft EIR and RDEIR, of this Final EIR.

Response to Comment 87-11. This comment provides a conclusion to the comments provided above in this letter. Please see Responses to Comments 87-1 through 87-10 above.

David Crook

From: Jason Moquin <Jason.Moquin@ci.corona.ca.us>
Sent: Monday, November 28, 2016 1:36 PM
To: David Crook; Mike Byer
Cc: Joanne Coletta
Subject: FW: Recirculated Draft Environmental Impact Report

Please see the attached comments.

Jason Moquin, Senior Planner
 "Promoting and Sustaining Quality Development"

City of Corona | Community Development Department
 400 S. Vicentia Ave. | Corona, CA 92882
 (951) 736-2268 office | (951) 279-3550 fax
 Business Hours: Mon-Friday 8:00AM-5:00PM
www.discovercorona.com



Please consider the environment before printing this e-mail.

From: Joyce Malle [<mailto:jmmcslp@gmail.com>]
Sent: Sunday, November 27, 2016 11:48 AM
To: Jason Moquin
Subject: Recirculated Draft Environmental Impact Report

jason

I would like to offer some public comment regarding the Skyline Heights project

I have two concerns, Light Pollution, and reclaimed water.

I would like to have the community adopt and enforce (along with SCE) a light pollution model zone. This is very important as this community has wildlife that will be negatively impacted by night time light pollution. You may refer to this link for more information. <http://darksky.org/lighting/model-lighting-laws-policy/recommended-lighting-zones/>

Next I would request that the builder work with the DWP to bring the reclaimed (marked with purple indicators) water to the neighborhood to reduce the impact of utilizing drinking water for landscaping. I would like them to include the community of Orchard Glen at least up Trudy way in this endeavor.

I am happy to have the homes built. I would like to see the city planning department adopt both of these measures night pollution and reclaimed water for all developments. Possibly the city could work with SCE to get a grant to modify all the street lights to animal friendly/ star friendly lighting.

Please seriously consider these points.

Joyce Malle
jmmcslp@gmail.com

Comment Letter 88

Joyce Malle
jmmcslp@gmail.com

Response to Letter 88

Response to Comment 88-1. This comment provides an introduction to the comments contained in this letter, which relate to light pollution and reclaimed water use. Please see Responses to Comments 88-2 through 88-4 below.

Response to Comment 88-2. The commenter suggests that the City has not adequately addressed light pollution associated with the project given the proximity to natural habitat areas. However, as discussed in Section 4.A, Aesthetics, of the Draft EIR, and in Section 4.C, Biological Resources, of the Draft EIR and RDEIR, light-related impacts (including indirect impacts to wildlife) would be less than significant with implementation of Project Design Features (PDFs). Such PDFs include shielding outdoor lighting such that no off-site light spillage occurs (in accordance with the CMC), discussed on page 4.A-14 of the Draft EIR, as well as PDF BIO-3, Lighting, on page 4.C-41 of the RDEIR, which states the following:

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.

With implementation of these PDFs, impacts related to light pollution and off-site light spillage, and related indirect effects, would be less than significant.

Response to Comment 88-3. Reclaimed water service for the project site is addressed in Section 4.N, Utilities and Service Systems, of the Draft EIR. As discussed on page 4.N-7 therein, a new 12-inch Zone 3 reclaimed water line is proposed as part of the City's Foothill Parkway Westerly Extension Improvements and would be located in Foothill Parkway from Chase Drive to Serfas Club Drive and in Chase Drive from Foothill Parkway to Skyline Drive. This reclaimed water line is assumed to be in place prior to implementation of the proposed project. The project proposes a network of on-site reclaimed water pipelines to serve the project's HOA and landscaped areas. These areas will be served by a potable water connection until the DWP provides reclaimed water pipelines to the project area. It is anticipated that the reclaimed water system improvements noted above that would serve the project site would be in place prior to initiation of construction activities. As such, and as suggested by the commenter, the project is planned to be served by reclaimed water service for non-potable applications. However, to the extent that the City expands reclaimed water service to areas suggested by the commenter (up Trudy Way to the Orchard Glen community), this is not germane to the EIR or the analysis presented therein. Therefore, no further

comment is warranted.

Response to Comment 88-4. This comment provides a conclusion to the comments provided above in this letter. Please see Responses to Comments 88-1 through 88-3 above.

Jason Moquin

From: PJ Aggabao <pjaggabao@gmail.com>
Sent: Tuesday, December 13, 2016 9:22 AM
To: Jason Moquin
Subject: Skyline Heights Project - PLEASE DO NOT MOVE FORWARD

Good Morning Jason,

I am writing in hopes that this project will not move forward. As a resident of Corona, I deal with a daily commute to Irvine. I love that the Foothill Westerly Extension is open, I am able to get onto the 241 a little bit quicker, but more and more people are starting to use this road in the mornings. Traffic is loading up at Paseo Grande and Foothill as well as at the Green River on-ramp. Adding 292 single-family homes would elevate the traffic problem even more. It already takes 40-60 mins to get to the 241 toll-road from where I live (Main and Foothill). I would hate to see this number increase.

Thank you,
Patrick Aggabao

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Comment Letter 89

Patrick Aggabao
pjaggabao@gmail.com

Response to Letter 89

Response to Comment 89-1. This comment expresses opposition to the proposed project and suggests that traffic-related impacts of the project will exacerbate traffic conditions in the area. While the commenter provides anecdotal information regarding traffic conditions, and the City acknowledges these concerns, this comment does not raise a substantive issue regarding the content of the Draft EIR or RDEIR or the analysis or conclusions therein. As such, no further response is necessary.

3. CORRECTIONS AND ADDITIONS TO THE DRAFT EIR AND RDEIR

3. CORRECTIONS AND ADDITIONS TO THE DRAFT EIR AND RDEIR

3.1 INTRODUCTION

Any corrections to the Draft Environmental Impact Report (“Draft EIR”) and Recirculated Draft EIR (“RDEIR”) text and figures generated either from responses to comments or independently by the City, are stated in this section of the Final EIR. The Draft EIR and RDEIR text and figures have not been modified to reflect these EIR modifications.

These EIR errata are provided to clarify, refine, and provide supplemental information for the Skyline Heights Project. Changes may be corrections or clarifications to the text and figures of the original Draft EIR and RDEIR. Other changes to the EIR clarify the analysis in the EIR based upon the information and concerns raised by commentors during the public review period. None of the information contained in these EIR modifications constitutes significant new information or changes to the analysis or conclusions of the Draft EIR or RDEIR.

The information included in this EIR erratum that resulted from the public comment process does not constitute substantial new information that requires recirculation of the Draft EIR or RDEIR. The California Environmental Quality Act (“CEQA”) Guidelines, Section 15088.5, states in part:

- (a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation includes, for example, a disclosure showing that:
 - (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
 - (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
 - (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
 - (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

- (b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

The changes to the Draft EIR and RDEIR included in these EIR modifications do not constitute “significant” new information because:

- No new significant environmental impact would result from the project or from a new mitigation measure;
- There is no substantial increase in the severity of an environmental impact that would result unless mitigation measures are adopted that reduce the identified significant impacts to a level of insignificance;
- No feasible project alternative or mitigation measure considerably different from others previously analyzed has been proposed or identified that would clearly lessen the significant environmental impacts of the project; and
- The Draft EIR, inclusive of the RDEIR, is not fundamentally or basically inadequate or conclusory in nature such that meaningful public review and comment were precluded.

Therefore, recirculation of the Draft EIR or RDEIR is not required because the new information added to the EIR through these modifications clarifies or amplifies information already provided or makes insignificant modifications to the already adequate Draft EIR and RDEIR.

For simplicity, the EIR modifications contained in the following pages are in the same order as the information appears in the Draft EIR and RDEIR. Changes in text are signified by strikeouts (~~strikeouts~~) where text has been removed and by double underlining (underline) where text has been added. The applicable page numbers from the Draft EIR or RDEIR, respectively, are also provided where necessary for easy reference.

3.2 CORRECTIONS AND ADDITIONS

The corrections and additions to the Draft EIR and RDEIR are presented below. A line through text indicates it has been deleted, while double underlined text is text that has been added.

3.2.1 Corrections and Additions to the Draft EIR

Executive Summary

1. **Page ES-4. Modify text in the fifth bullet point from the bottom of the page as follows:**

- Impacts associated with access to trails in the project area and ~~adjacent~~ adjacent Cleveland National Forest (refer to Section 4.L, *Public Services*, of this Draft EIR);

2. **Pages ES-24 through ES-26. Modify text for Mitigation Measures CR-1 through CR-4 in the third column from the left of Table ES-1 as follows:**

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.

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

~~Native American monitors from affected Tribes shall observe all project-related grading activities, and the treatment of any recovered artifacts shall be carried out in accordance with the provisions of a Treatment Agreement between affected Tribes. The Treatment Agreement shall be executed by the consulting Tribes prior to the issuance of grading permits for each construction phase. All cultural materials that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility which meets the standards set forth in 36 CFR Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation.~~

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

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.

1. 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.

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 Community Development Department 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 documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Corona, Eastern Information Center and Monitoring Tribe(s).

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.

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 Community Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner 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).

Mitigation Measure CR-26: Prior to issuance of any grading permit, the Applicant shall retain a qualified vertebrate to develop a paleontological resource impact mitigation program (PRIMP) for excavations into the Upper Cretaceous Ladd Canyon Formation, the Upper Cretaceous Williams Formation, and Paleocene Silverado Formations. 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.

Mitigation Measure CR-37: 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.

Mitigation Measure CR-48: Prior to the release of the grading bond, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Applicant to the Community Development Director or his/her designee for approval. In addition, the report shall be submitted to at least one of the repositories mentioned in Mitigation Measure CR-37 and other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

3. Page ES-58. Modify text in the left column for Impact 4.I-2 as follows:

The proposed project would result in less than significant land use impacts with regard to consistency with the CNF LMP, CKH Act, SCAG's Regional Comprehensive Plan, RTP/SCS and Compass Blueprint Growth Vision, and the City of Corona General Plan. With the approval of the requested amendments to the General Plan existing inconsistencies between the General Plan and uses on the project site would be resolved.

Chapter 2 – Project Description

1. Page 2-2. Modify text in the first paragraph under Subsection B, Project Location and Surrounding Uses, as follows:

The location of the project site is shown in **Figure 2-1, Regional and Vicinity Map**. As shown in Figure 2-1, the site is located in unincorporated Riverside County, approximately three miles south of State Route 71 (SR-71, Chino Valley Freeway) and SR-91 (Riverside Freeway) and approximately four miles west of Interstate 15 (I-15, Temecula Valley Freeway) along the southwestern boundary of the City of Corona. The entirety of the project site and annexation area are located within the boundaries of the Cleveland National Forest, but is designated as Non-Forest System Land, which is not subject to the Cleveland National Forest land use regulations. However, the 270.9-acre project site and annexation area are is located adjacent to land designated as Forest Land within the CNF to the west and south. These "Forest Land" areas of the CNF National Forest is are accessed via Skyline Drive, a graded forest service access road to the south of the project site. This road provides recreational hiking and mountain biking opportunities to residents on a local and regional level. The project site and annexation area and also are southwest of the proposed Foothill Parkway Westerly Extension.

2. Page 2-5. Delete entire text in the third full paragraph from the top of the page as follows:

~~The Cleveland National Forest is located to the west and south of the annexation area and project site. The National Forest is accessed via Skyline Drive, a graded forest service access road to the south of the project site. This road provides recreational hiking and mountain biking opportunities to residents on a local and regional level.~~

3. Page 2-11. Modify text in the first full paragraph from the top of the page as follows:

The Westerly Extension alignment passes through portions of the Municipal Water District (MWD) Lower Feeder Easement and Mabey Canyon Debris Basin. The adjusted alignment concept was developed with the goal of minimizing impacts to existing development and environmental resources and avoiding encroachments into the public "Forest Land" portions of the CNF adjacent to the project site Cleveland National Forest. The westerly extension would be a four-lane roadway from its existing terminus approximately 600 feet west of Skyline Drive to Green River Road. At Skyline Drive, the roadway would veer to the west into the unincorporated area of Riverside County and continue in an east/west direction along the City/County boundary. The alignment would then curve to the north and connect to Green River Road in the vicinity of Paseo Grande. The roadway construction would include either two parallel bridge structures or an aboveground arch structure to protect the existing 108-inch Metropolitan Water District (MWD) feeder line approximately 1,000 feet east of Paseo Grande.

4. Page 2-12. Modify text in the first two paragraphs from the top of the page as follows:

The project site is distinguished by two topographic regions divided by Mabey Canyon. The area north of Mabey Canyon consists of approximately 39 acres ~~and the land outside the project boundary is bounded on the west is~~ public "Forest Land" of the Cleveland National Forest. ~~The property northeast of this area by is~~ the proposed Foothill Parkway Westerly Extension ~~and on the south by Mabey Canyon.~~ The portion of the project site south of Mabey Canyon consists of approximately 232 acres and is situated near the mouths of Mabey, Tin Mine and Kroonen Canyons. At the south edge this area connects to the south terminus of Trudy Way near existing Tract 31955. An unimproved road leading from Mabey Canyon provides access to the southerly area. Vehicular access however, is limited, owing to the steep topography, which generally increases in elevation from the northeast to the southwest, and lack of maintenance of the road. Elevations over the site range from approximately 945 feet to 1,730 feet above mean sea level (AMSL).

The 270.9-acre project site is in an almost natural, undisturbed state. Steep topography with a thin soil mantle has precluded agricultural development common elsewhere in the general area. Very dense chaparral punctuated by sporadic stands of scrub oak covers most slopes. Unimproved roads from Mabey Canyon Road and Mangalar Avenue provide access to this area. However, vehicular access is limited because of steep topography and other factors as noted above. Skyline Drive, which abuts the south edge of the annexation area, provides recreational access to the public "Forest Land" portions of the Cleveland National Forest.

Section 4.D – Cultural Resources**4. Page 4.D-15. Modify text in the last paragraph on the page as follows:**

Despite the lack of known resources within the site, correspondence from representatives of the Pechanga and Soboba Bands of Luiseño Indians indicates the site has the potential to support previously undiscovered Native American resources. Of particular relevance, Ms. Hoover of the Pechanga Band of Luiseño Mission Indians, states that as the site includes dense vegetation, unidentified cultural resources may exist on the site. She states that the location of the site at the base of the Cleveland National Forest/Santa Ana Mountains likely contains a deep accumulation of alluvium which would have covered Luiseño habitations and villages over time. Additionally, she states that there are several drainages that flow from the mountains that would have supplied fresh water to any inhabitants in the area. Thus, the potential for impacting surface and subsurface cultural resources is high. In light of these considerations, it is concluded that unknown significant Native American cultural resources could be unearthed during project excavation activities. The project would involve surface disturbance and grading, and would require trenching for utilities. Grading and trenching as well as other construction ground-disturbing actions have the potential to disturb and destroy cultural resources. Disturbance of significant cultural resources would result in a significant adverse impact. Thus, Mitigation Measures CR-1 through CR-5 ~~are is~~-prescribed in the event that unknown cultural materials are discovered during construction. Mitigation Measures CR-1 through CR-5 also includes provisions for Native American monitors from affected Tribes to observe all project-related grading activities, and the implementation of a Treatment Agreement between affected Tribes. With the implementation of Mitigation Measures CR-1 through CR-5, potentially significant impacts to unknown resources would be reduced to a less than significant level.

5. Page 4.D-16. Modify text in the first paragraph on the page as follows:

Further, given that the City has fulfilled its obligations for Native American Consultation pursuant to SB18 and will continue to work with the Tribes to facilitate monitoring during future site development per Mitigation Measures CR-1 through CR-5 to ensure proper treatment of newly discovered resources, impacts to Native American resources would be less than significant with mitigation.

6. Page 4.D-16. Modify text in the paragraph under Impact 4.D-3 on the page as follows:

The paleontological resources assessments for the project found that the fossiliferous Upper Cretaceous Ladd Canyon Formation and Upper Cretaceous Williams Formation occur on the project site. In addition, the fossiliferous Paleocene Silverado Formation occurs within the project boundaries. These three formations have potential to contain significant, nonrenewable paleontological resources. Construction for the project would include grading and excavation for the development of housing pads, access roads, sewers, drains, culverts, and utility-related infrastructure that could impact paleontological resources in these three formations. Disturbance to paleontological resources could result in a potentially significant impact. Thus, Mitigation Measures ~~CR-2 to CR-4~~ CR-6 through CR-8 have been prescribed to address this potentially significant impact. The mitigation measures require preparation of a paleontological resource impact mitigation program (PRIMP) to be implemented during construction activities for the project. The PRIMP would provide appropriate treatment measures for paleontological resources potentially impacted by the project. With implementation of these mitigation measures, potentially significant impacts to paleontological resources would be reduced to a less than significant level.

7. Page 4.D-19. Modify text in the consistency statement in right column of Table 4.D-1 for Policy 4.3.6 as follows:

Consistent. As provided by Mitigation Measure CR-~~26~~ below, a qualified paleontological monitor would be present for all site grading activities as determined appropriate by the PRIMP.

8. Page 4.D-18. Modify text in the consistency statement in right column of Table 4.D-1 for Policy 4.3.7 as follows:

Consistent. Mitigation Measures ~~CR-2 to CR-4~~ CR-6 through CR-8 address potential impacts to paleontological resources. Per the prescribed mitigation measures, a qualified vertebrate paleontologist would be retained by the City or project proponent to determine areas that would require paleontological monitoring during initial ground disturbance. Collected fossils, if any, would be transported to a paleontological laboratory for processing where they would be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation. Following analysis, a report of findings with an appended itemized inventory of specimens would be prepared. The report and inventory, when submitted to the appropriate lead agency along with confirmation of the curation of recovered specimens into a public, non-profit institution with a research interest in the materials, would signify completion of the program to mitigate impacts on paleontological resources.

9. Page 4.D-20 and 21. Modify text of Mitigation Measures CR-1 through CR-4 as follows:

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.

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

~~Native American monitors from affected Tribes shall observe all project-related grading activities, and the treatment of any recovered artifacts shall be carried out in accordance with the provisions of a Treatment Agreement between affected Tribes. The Treatment Agreement shall be executed by the consulting Tribes prior to the issuance of grading permits for each construction phase. All cultural materials that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility which meets the standards set forth in 36 CFR Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation.~~

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

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.

2. 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:
 - e. Project grading and development scheduling;
 - f. 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.
 - g. The coordination of a monitoring schedule as agreed upon by the Monitoring Tribe(s), the Project archaeologist and the applicant;
 - h. 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.

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 Community Development Department 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 documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Corona, Eastern Information Center and Monitoring Tribe(s).

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.

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 Community and Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner 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).

Mitigation Measure CR-26: Prior to issuance of any grading permit, the Applicant shall retain a qualified vertebrate to develop a paleontological resource impact mitigation program (PRIMP) for excavations into the Upper Cretaceous Ladd Canyon Formation, the Upper Cretaceous Williams Formation, and Paleocene Silverado Formations. 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.

Mitigation Measure CR-37: 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.

Mitigation Measure CR-48: Prior to the release of the grading bond, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Applicant to the Community Development Director or his/her designee for approval. In addition, the report shall be submitted to at least one of the repositories mentioned in Mitigation Measure CR-37 and

other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

Section 4.I – Land Use and Planning

1. **Page 4.I-2. Modify text in the last paragraph above Subsection b, Regulatory Framework as follows:**

The project site and annexation area are located within the boundaries of the Cleveland National Forest is located to the west of the annexation area and project site. However, as discussed further below under Regulatory Framework, the proposed development portion of the site is designated as “Non-Forest System Land”. The National Forest is accessed via Skyline Drive, a graded forest service access road to the south of the project site. This road provides recreational hiking and mountain biking opportunities to residents on a local and regional level.

2. **Page 4.I-2. Modify text after the first paragraph under Subsection b, Regulatory Framework as follows:**

(1) Federal State

Cleveland National Forest Land Management Plan

The revised land and resource management plans (forest plans) for the southern California national forests, which includes the Cleveland National Forest Land Management Plan (CNF LMP), describe the strategic direction at the broad program-level for managing the land and its resources over the next 10 to 15 years. The strategic direction was developed by an interdisciplinary planning team working with forest staff using extensive public involvement and the best science available.

The revised forest plans have a focus that is different from the old forest plans. The revised forest plans are outcome based and are focused on the condition of the land after project completion rather than the products removed from the land. Each forest plan is directed toward the realization of the desired conditions using strategies that are consistent with the concept of adaptive management and sustainable resource use. The revised forest plans are grounded on the concepts described by the Committee of Scientists in their report, Sustaining the People’s Lands. Paraphrasing the committee’s report, the term sustainability includes three components: ecological, social, and economic. Sustainability means meeting the needs of the present generation without compromising the ability of future generations to meet their needs. The concept of sustainability is old; its broadened interpretation and redefinition should be viewed as a continuation of the attempt by Gifford Pinchot and others that followed him to articulate the meaning of ‘conservation’ and ‘conservative use’ of the lands and waters of the national forests. Therefore, the revised forest plans are designed so that managers have the flexibility to adapt management strategies to the constantly changing demands that are inherent to natural resource management. The strategic direction is expressed through an overall vision of what is wanted, the strategy for accomplishment, and the design criteria that will be used as activities are proposed, analyzed and implemented.

The forest plans were prepared according to the requirements of the National Forest Management Act (NFMA), the National Environmental Policy Act (NEPA), and other laws and regulations. The current forest plans for the southern California national forests were approved between 1986 and 1989. NFMA regulations

require that each forest plan be revised every 10 to 15 years (36 CFR 219.10). The revised forest plans have been prepared to meet that requirement.

The CNF LMP presents a new format, which consists of three interrelated parts that work together to facilitate the use of adaptive management and the development of management activities that will collectively move the national forests toward their desired outcome. Part 1 paints the picture of the vision and conditions desired in the long-term. Parts 2 and 3 contain, respectively, the strategic management direction and the guidance for designing actions and activities in order to make progress toward the vision and desired conditions described in Part 1.

(2) State

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000

3. Page 4.I-4. Modify Subheading 2 at the bottom of the page as follows:

(23) Regional

4. Page 4.I-7. Modify Subheading 2 at the top of the page as follows:

(24) Local

5. Page 4.I-11. Add the following text above Subsection d, Analysis of Project Impacts:

(d) Urban Land/Forest Land Interface

The project site is adjacent to designated Forest Land areas within the CNF, and as such, the following Project Design Feature (PDF) is proposed to minimize conflicts with forest-related activities and resources along the project's urban/wildland interface:

PDF LU-1: The project applicant will survey and post the location of the private property boundary line where it abuts NFS lands within the project area.

6. Page 4.I-15. Modify text in Impact Statement 4.I-2 as follows:

Impact 4.I-2 The proposed project would result in less than significant land use impacts with regard to consistency with the CNF LMP, CKH Act, SCAG's Regional Comprehensive Plan, RTP/SCS and Compass Blueprint Growth Vision, and the City of Corona General Plan. With the approval of the requested amendments to the General Plan existing inconsistencies between the General Plan and uses on the project site would be resolved.

7. Page 4.I-15. Modify text in the first paragraph under Impact Statement 4.I-2 as follows:**(a) Cleveland National Forest Land Management Plan**

The following discussion evaluates the proposed project's consistency with the applicable goals of the Cleveland National Forest Land Management Plan (CNF LMP). For each of the CNF LMP's goals, the goal text is provided followed by a discussion of the project's consistency with that goal.

Strategic Goals**Community Protection**

Goal 1.1 - Improve the ability of southern California communities to limit loss of life and property and recover from the high intensity wildland fires that are a natural part of this state's ecosystem.

Project Consistency: Consistent. The proposed project is located adjacent to designated Forest Land and thus functions as part of the Urban-Wildland Interface. As such, and given the current wildfire hazard risk at the project site irrespective of the adjacent CNF Forest Land, the project design includes fuel modification surrounding the development as well as other features that minimize fire risk associated with the project. While the project is subject to elevated wildfire risks due to its hillside location and associated topography, vegetation, arid climate, and other factors, implementation of a Fuel Modification Plan approved by the Corona Fire Department would be required, as would compliance with applicable sections of the Corona Municipal Code for building construction, which would reduce potential wildfire hazards to acceptable levels. Therefore, while the project would introduce urban development into an area adjacent to CNF Forest Land, implementation of the proposed development would not measurably decrease the ability of the City of Corona or other communities in the area to limit loss of life and property and recover from the high intensity wildland fires.

Restoration of Forest Health

Goal: 1.2 - Restore forest health where alteration of natural fire regimes have put human and natural resource values at risk.

Project Consistency: Consistent. The proposed project is located within an area designated in the CNF LMP as "Non-Forest System Land", and no physical development would occur as part of the proposed project on any areas designated as Forest Land in the LMP. While the project site, once developed, would comprise the edge of the City's urbanized area and would be contiguous with urban development to the northeast, its development with urban uses would not have any direct effect on forest health. Furthermore, the proposed project would not preclude forest restoration or otherwise detract from the ability of the USFS to restore forest health in areas of the CNF where alteration of natural fire regimes have put human and natural resource values at risk.

Invasive Species

Goal 2.1 - Reverse the trend of increasing loss of natural resource values due to invasive species.

Project Consistency: Consistent. The proposed project, as discussed in Section 4.C, Biological Resources, of the RDEIR, provides mitigation measures and project design features to minimize the proliferation of invasive species at the project site and in the surrounding area. Specifically, Mitigation Measure BIO-MM2 requires inspection and removal of invasive and non-native plants from preserved habitat areas on-site as well as performance criteria for success, including provision for control of non-native and invasive species; Mitigation Measure BIO-MM15 requires that invasive plants identified in the County's MSHCP should be removed from open space areas; and Project Design Feature BIO-5 requires that design guidelines be provided to homeowners in order to prohibit planting of invasive species.

Managed Recreation in a Natural Setting

Goal 3.1 - Provide for Public Use and Natural Resource Protection

Project Consistency: Consistent. The proposed project is located outside of designated Forest Land areas, and would not hinder access to the CNF via the existing Skyline Trail adjacent to the property. While no other dedicated public trails are located on the project site or annexation area, the applicant has committed to working with the community to develop a Trails Master Plan to improve trail access and facilities at the project site. While implementation of the proposed Trails Master Plan would not directly affect CNF Forest Land, it would facilitate public access to trails in the area, some of which provide access to designated CNF Forest Land areas and facilities. Furthermore, as discussed in the Draft EIR and RDEIR, the project would not result in significant impacts to natural resources, including biological resources, jurisdictional features, cultural resources, or agriculture or forestry resources. Thus, the project would not limit access to public use areas within the CNF, which would be further enhanced with implementation of the proposed Trails Master Plan, and would also not result in significant impacts to natural resources with implementation of applicable mitigation measures.

Wilderness

Goal 3.2 - Retain a Natural Evolving Character within Wilderness.

Project Consistency: Consistent. The project site's interface with adjacent CNF Forest Land would be delineated by signage, and where feasible, the project will provide a continuous connection with natural open space in areas directly adjacent to on-site habitat preservation. As noted above, the project would not result in significant impacts to biological resources with implementation of applicable mitigation measures, and would not have any direct effects on adjacent or nearby wilderness areas within the CNF. Thus, the project would not hinder USFS efforts to retain a natural evolving character within wilderness areas of the CNF.

Energy and Minerals Production

Goal 4.1a - Administer Minerals and Energy Resource Development while protecting ecosystem health.

Project Consistency: Not Applicable. The proposed project does not contain known mineral resources and is not located within a designated mineral resource area. Thus, the proposed project would have no effect on the ability of the USFS to administer minerals and energy resource development while protecting ecosystem health.

Goal 4.1b - Administer Renewable Energy Resource developments while protecting ecosystem health.

Project Consistency: Not Applicable. While it is possible that homes within the proposed development could utilize solar panels or other forms of renewable energy, the proposed project would have no effect on the ability of the USFS to administer renewable energy resource developments while protecting ecosystem health.

Watershed Function

Goal 5.1 - Improve watershed conditions through cooperative management.

Project Consistency: Consistent. The proposed project would provide mitigation for impacts to jurisdictional features on the project site, as discussed in Section 4.C, Biological Resources, of the RDEIR, and thus impacts to on-site watersheds would be less than significant. Mitigation for watershed impacts on-site would be subject to approval by various public agencies, including the Santa Ana RWQCB, U.S. Army Corps of Engineers, and the California Department of Fish and Wildlife. While the project would result in direct effects to on-site drainages, for which mitigation is necessary, its implementation would not have any effect on upstream watersheds within CNF Forest Land areas.

Riparian Condition

Goal 5.2 - Improve riparian conditions.

Project Consistency: Consistent. The proposed project would provide mitigation for impacts to riparian/riverine resources on the project site, as discussed in Section 4.C, Biological Resources, of the RDEIR, and thus impacts to on-site riparian resources would be less than significant. Mitigation for riparian/riverine resource impacts on-site would be subject to approval by various public agencies, including the Santa Ana RWQCB, U.S. Army Corps of Engineers, and the California Department of Fish and Wildlife. While the project would result in direct effects to on-site riparian conditions, for which mitigation is necessary, its implementation would not have any effect on riparian conditions within CNF Forest Land areas further upstream.

Rangeland Condition

Goal 6.1 - Move toward improved rangeland conditions as indicated by key range sites.

Project Consistency: Not Applicable. The proposed project is not located in proximity to key range sites. As such, implementation of the proposed project would have no adverse effect on rangeland conditions in the CNF.

Biological Resource Condition

Goal 6.2 - Provide ecological conditions to sustain viable populations of native and desired nonnative species.

Project Consistency: Consistent. The proposed project would provide mitigation for impacts to special-status species and habitats on the project site, as discussed in Section 4.C, Biological Resources, of the RDEIR, and thus impacts to on-site populations of sensitive species would be less than significant. Mitigation for species and habitat impacts on-site would be subject to approval by the California Department of Fish and Wildlife. While the project would result in direct and indirect effects to on-site species and habitats, its implementation would not have any significant effects on such resources within CNF Forest Land areas given implementation of required mitigation measures.

Natural Areas in an Urban Context

Goal 7.1 - Retain natural areas as a core for a regional network while focusing the built environment into the minimum land area needed to support growing public needs.

Project Consistency: Consistent. The proposed project once developed, would comprise the edge of the City's urbanized area and would be contiguous with urban development to the northeast. While the project would develop currently undeveloped land with urban uses adjacent to CNF Forest Land areas, the project would also preserve a large portion of the property as natural open space, and implement a wide array of mitigation measures and project design features in order to minimize edge effects along the project's interface with adjacent CNF Forest Land and nearby wilderness areas. Thus, the project would focus development on only a portion of the property and would implement a series of measures to limit adverse effects to the adjacent natural areas and provide habitat connections to the larger contiguous CNF wilderness.

(b) Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000

8. Page 4.I-16. Modify text in the first sentence of the third full paragraph as follows:

With regard to agricultural preserves, lands within the annexation area are not contained within agricultural preserves. However, 86.23 acres would be zoned Agriculture and 37.61 acres would be zoned Open Space. Under the proposed zoning, approximately ~~64.3~~68.6 percent of the annexation area (394.8 acres) would be developed and ~~35.39~~31.4 percent would be retained as agricultural or open space land.

9. Page 4.I-18. Modify text in Subheading (b) as follows:

(bc) SCAG Regional Plans and Programs

10. Page 4.I-19. Modify text in Subheading (c) as follows:

(cd) City of Corona General Plan

11. Page 4.I-25. Modify text in the last paragraph on the page as follows:

Development of the proposed project is not anticipated to result in cumulatively significant land use impacts relative to compliance with the applicable objectives, goals, principles, policies, actions or standards of the CNF LMP, SCAG RCP, SCAG RTP/SCS, SCAG Compass Blueprint Growth Vision, City of Corona General Plan, or City of Corona Municipal Code. Any current and future development projects within the City of Corona would be subject to environmental review on a project-by-project basis to evaluate consistency with applicable plans, policies, and regulations as well as the potential to divide a community or conflict with applicable conservation plans. As part of environmental review of individual projects, mitigation would be provided to address any physical impacts due to plan inconsistency. Therefore, the proposed project would not result in a cumulatively considerable contribution to land use impacts associated with dividing a community or plan inconsistencies and cumulative impacts would be less than significant.

3.2.2 Corrections and Additions to the RDEIR

Executive Summary

1. Page ES-4. Modify text in the seventh bullet point from the top of the page as follows:

Impacts associated with access to trails in the project area and ~~adjacent~~ Cleveland National Forest (refer to Section 4.L, *Public Services*, of this Draft EIR);

2. Pages ES-13 and ES-14. Modify text of Mitigation Measure BIO-MM2 as follows:

BIO-MM2. Mitigation shall be provided for impacts to Coulter's matilija poppy, intermediate mariposa lily, and chaparral nolina.

- Impacts shall be minimized and avoided to the extent feasible. 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.
- 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. 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 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 site, except maintenance of habitat, including the removal of nonnative plant species, trash, and debris, and the installation of native plant materials.

Prior to any ground disturbance, the Applicant shall prepare a Chaparral Nolina Planting Plan (Plan) for chaparral nolina. The Plan shall require a replacement ratio of 1:1 by area, and ensure a minimum 90 percent survivorship at the end of a five-year monitoring period, which shall be verified by the monitoring biologist (minimum qualifications of the monitoring biologist are specified below). At a minimum, the five-year plan shall include the following information:

1. a description of the existing conditions of the receiver site(s) characterizing the suitability of the site(s) for chaparral nolina, and documenting the acreage of the site,
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.

3. Page ES-14. Modify text of Mitigation Measure BIO-MM3 as follows:

Mitigation Measure BIO-MM3. Prior to issuance of a grading permit, the project Applicant shall preserve a minimum of 10 acres (a 1:1 ratio) of natural habitat, biologically equivalent or superior to the PQP land the

project site surrounds, adjacent to USFS land. The compensation parcel shall either be ~~placed under a deed restriction or the deed may be transferred as agreed to prevent future development.~~

1. Deeded in fee title to the USFS or 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.

4. Page ES-14. Modify text of Mitigation Measure BIO-MM4 as follows:

Mitigation Measure BIO-MM4. 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 ~~designated as open space 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 ~~open space avoided Riparian/Riverine~~ areas shall be ~~deed restricted conserved~~ prior to issuance of a grading permit, ~~and will be dedicated to the Homeowner's Association (HOA) at the time of the recordation of the final map.~~ The HOA CDFW-approved local conservation entity shall manage the ~~open space conservation~~ areas to protect the long-term conservation, functions and values in perpetuity according to the Covenants, Codes, and Restrictions, which shall restrict future impact and uses of open space areas.

Section 4.C – Biological Resources

1. Page 4.C-71 and 72. Modify text of Mitigation Measure MM-BIO-2 as follows:

BIO-MM2. Mitigation shall be provided for impacts to Coulter's matilija poppy, intermediate mariposa lily, and chaparral nolina.

- Impacts shall be minimized and avoided to the extent feasible. 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.
- 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. 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 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 site, except maintenance of habitat, including the removal of nonnative plant species, trash, and debris, and the installation of native plant materials.

Prior to any ground disturbance, the Applicant shall prepare a Chaparral Nolina Planting Plan (Plan) for chaparral nolina. The Plan shall require a replacement ratio of 1:1 by area, and ensure a minimum 90 percent survivorship at the end of a five-year monitoring period, which shall be verified by the monitoring biologist (minimum qualifications of the monitoring biologist are specified below). At a minimum, the five-year plan shall include the following information:

1. a description of the existing conditions of the receiver site(s) characterizing the suitability of the site(s) for chaparral nolina, and documenting the acreage of the site,
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.

2. Page 4.C-72. Modify text of Mitigation Measure BIO-MM3 as follows:

Mitigation Measure BIO-MM3. Prior to issuance of a grading permit, the project Applicant shall preserve a minimum of 10 acres (a 1:1 ratio) of natural habitat, biologically equivalent or superior to the PQP land the project site surrounds, adjacent to USFS land. The compensation parcel shall either be ~~placed under a deed restriction or the deed may be transferred as agreed to prevent future development.~~

1. Deeded in fee title to the USFS or 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.

3. Page 4.C-72. Modify text of Mitigation Measure BIO-MM4 as follows:

Mitigation Measure BIO-MM4. 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 ~~designated as open space 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 ~~open space-avoided Riparian/Riverine~~ areas shall be ~~deed restricted-conserved~~ prior to issuance of a grading permit, ~~and will be dedicated to the Homeowner's Association (HOA) at the time of the recordation of the final map.~~ The HOA CDFW-approved local conservation entity shall manage the ~~open space-conservation~~ areas to protect the long-term conservation, functions and values in-perpetuity according to the Covenants, Codes, and Restrictions, which shall restrict future impact and uses of open space areas.

4. MITIGATION MONITORING AND REPORTING PROGRAM

4. MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

This Mitigation Monitoring and Reporting Program (“MMRP”) has been prepared for use in implementing mitigation for the Skyline Heights Project. The program has been prepared in compliance with State law and the Environmental Impact Report (“EIR”) (State Clearinghouse No. 2014021003) prepared for the proposed project by the City of Corona.

The California Environmental Quality Act (“CEQA”) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken, and when, and to whom and when compliance will be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This MMRP includes mitigation identified in the Initial Study and the Final EIR.

4.2 MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City of Corona is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project area. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation it is discovered that the Applicant, Contractor, or other responsible party has failed to implement any of the required mitigation measures, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the proposed project is required and/or whether alternative mitigation is appropriate.

4.3 MMRP PROGRAM CHECKLIST

Project File Name: Skyline Heights Project

Applicant: Richland Developers, Inc.

Date: January 2017

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.	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. Mitigation shall be provided for impacts to Coulter's matilija poppy, intermediate mariposa lily, and chaparral nolina. - Impacts shall be minimized and avoided to the extent feasible. 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. - Impacts to chaparral nolina shall be mitigated through translocation and seed collection with	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
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. 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						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
protect the mitigation area(s), the 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 site, except maintenance of habitat, including the removal of nonnative plant species, trash, and debris, and the installation of native plant materials. Prior to any ground disturbance, the Applicant shall prepare a Chaparral Nolina Planting Plan (Plan) for chaparral nolina. The Plan shall require a replacement ratio of 1:1 by area, and ensure a minimum 90 percent survivorship at the end of a five-year monitoring period, which shall be verified by the monitoring biologist (minimum qualifications of the monitoring biologist are specified below). At a minimum, the five-year plan shall include the following information: 1. a description of the existing conditions of the receiver site(s) characterizing the suitability of the site(s) for chaparral nolina, and documenting the acreage of the site, 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						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Mitigation Measure BIO-MM3. Prior to issuance of a grading permit, the project Applicant shall preserve a minimum of 10 acres (a 1:1 ratio) of natural habitat, biologically equivalent or superior to the PQP land the project site surrounds, adjacent to USFS land. The compensation parcel shall either be: 1. Deeded in fee title to the USFS or 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. 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 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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Mitigation Measure BIO-MM5. The project Applicant shall add more common cultivar forms of Coulter's matilija poppy to the list of plants to be avoided in site landscaping, including White Cloud matilija poppy. Additional non-native plants to be avoided in any onsite mitigation or landscaping include coyote brush (<i>Baccharis pilularis</i>) and fourwing saltbush (<i>Atriplex canescens</i>). To ensure these non-native plants are not used in landscaping within the project site, the project Applicant shall include a list of plant species to avoid within the CC&Rs for the development. The project applicant shall also develop and distribute a suitable homeowner education package to residents / new owners covering the species to avoid.	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 BIO-MM6. 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. Prior to issuance of a grading permit, the project Applicant shall provide mitigation for 10.07 acres of Riparian/Riverine impacts at a 2:1 basis, as determined through consultation with the City of Corona and wildlife agencies based on an MSHCP evaluation of functions and values analysis. The project Applicant proposes mitigation in the form of offsite mitigation with the Riverside-Corona Resource Conservation District (RCRCD) or other suitable approved organization with available credits. Currently, mitigation in banks is favored to preserve large areas of	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	Review of mitigation credits, conservation easement or deed restriction; 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
habitat where it is needed to fulfill the conservation goals of the MSHCP. In the event mitigation with the RCRCDD is not finalized for any reason, the project Applicant shall provide equal or greater value mitigation in one or more of the following forms: offsite acquisition and preservation, participation in an approved mitigation bank, onsite creation, offsite creation, enhancement, or reestablishment. If offsite mitigation is incorporated, the preferred choice shall be to find mitigation within or adjacent to the Santa Ana Watershed and in or adjacent to Corona if possible. In addition, some avoided resources shall be preserved in an open space area and deed restricted. If onsite mitigation is proposed as an alternative, the project Applicant shall prepare a Habitat Mitigation and Monitoring Plan for review and approval by local and regulatory agencies, which shall include 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.						
Mitigation Measure BIO-MM8. Prior to the first ground disturbance, the project Applicant shall prepare and implement a Storm Water Pollution Prevention Plan or SWPPP, employing all standard best management practices (BMPs) to prevent discharges from entering	City of Corona -Planning 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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
WoUS during construction. BMPs shall include but not be limited to: • Use of erosion control or sedimentation prevention methods, such as fiber rolls, sand bags, rice mats, straw wattles, or similar measures, where appropriate; and • Proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances will be enforced.						
Mitigation Measure BIO-MM9. Prior to the issuance of a grading permit, to mitigate for the loss of 1.57 acres of non-wetland WoUS due to project construction, project Applicant shall enter into an agreement with the U. S. Army Corps of Engineers (via issuance and implementation of a Nationwide permit or Individual permit) and with the California Regional Water Quality Control Board (via issuance and implementation of a Clean Water Act Section 401 Certification) to replace affected WoUS and wetlands at a ratio specified by the U. S. Army Corps of Engineers and California Regional Water Quality Control Board, but at not less than a 2:1 basis, through offsite acquisition and preservation, participation in an approved mitigation bank, and/or on or offsite creation, enhancement, or reestablishment of WoUS or a combination of these options. The exact ratio shall be based on a functions and values assessment.	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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Mitigation Measure BIO-MM10. Prior to the issuance of a grading permit, to mitigate for the loss of 10.07 acres of streambed and wetlands due to project construction, project Applicant shall enter into an agreement with the California Department of Fish and Wildlife (via issuance and implementation of a Streambed Alteration Agreement, Section 1600) to replace affected streambed at not less than a 2:1 basis, 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.	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	Review of Agreements/permits		Withhold grading permit
Mitigation Measure BIO-MM11. To prevent impacts to sensitive, migratory, and nesting birds (including raptors), clearing, or other work in native habitats, should 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. If nesting birds are present, a nesting bird plan will be developed and implemented and include appropriate measures to mitigate potential impacts, including maintaining a buffer area until fledging has occurred. Active bird nests should 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	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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Mitigation Measure BIO-MM12. A pre-construction burrowing owl clearance survey shall be conducted by a qualified biologist no more than 30 days before earth disturbance (construction). The survey will be conducted as close to the actual construction initiation date as possible. If owls are present, the project biologist will 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. a. 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. b. 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). 2. 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	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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Conservation Area lands, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite.						
Mitigation Measure BIO-MM13. A mountain lion (<i>Puma concolor</i>) 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.	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. 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	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 Division that	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
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.			a project biologist has been retained during initial on-site disturbance activities.			
Mitigation Measure BIO-MM15. Design guidelines for the proposed project shall provide the new homeowners with a list of native landscaping materials permitted within the development area. These materials have been selected for their contribution to the project theme, adaptability to local climatic and soil conditions, and for their compatibility with the unique natural environment in the area. None of the plants listed in Section 6.1.4 of the MSHCP will be utilized in the development and their use by future homeowners will be prohibited. The MSHCP has identified invasive plants that should be removed from open space areas. This list is included in Table 6-2 of the MSHCP and in Appendix C, and shall be included in the CC&Rs prepared for the subdivision.	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 -Public Works Div.	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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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 -Public Works Div.	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 -Public Works Div.	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 -Public Works Div.	Once at plan check (review of construction bid documents); As needed during construction activities for	Note on grading plans. Plan check (review of construction bid documents); At least once during construction	Review of construction bid documents; on-site inspection.		Withhold grading and/or building permit; Halt 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
		each phase of development	of each phase of development			
Mitigation Measure BIO-MM20. The proposed project shall incorporate measures to meet MSHCP Urban/Wildlands Interface guidelines and requirements. These measures will address Drainage, Toxics, Lighting, Noise, Barriers, Access, Pets, and Grading/Land Development (See Section 9.5 of the BRA Report included in Appendix D to this Draft EIR).	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-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	City of Corona -Planning Division -Public Works Div.	Once during plan check (project design-related measures); once prior to	Plan check (project design-related measures); Prior to issuance of	Review of Project plans, construction documents, and on-site inspection		Withhold grading or building permit; halt construction; withhold 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
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.		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	grading permit for each phase of development (construction measures); Prior to issuance of Certificate of Occupancy for each phase of development			Occupancy
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	City of Corona -Planning Division -Public Works Div.	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	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	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
regarding the use of toxics.		n measures); Once prior to issuance of Certificate of Occupancy for each phase of development	phase of development			
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

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-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 or building 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 (construction measures); Once prior to issuance of Certificate of Occupancy	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
		for each phase of development				
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 (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-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	Plan check (project design-related measures); Prior to issuance of	Review of Project plans; On-site inspection		Withhold grading or building permit; 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
		issuance of Certificate of Occupancy for each phase of development	Certificate of Occupancy for each phase of development			
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	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

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				
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 -Public Works Div.	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. a. 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: b. Project grading and development scheduling; c. 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	City of Corona -Planning Division -Public Works Div.	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		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
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. d. The coordination of a monitoring schedule as agreed upon by the Monitoring Tribe(s), the Project archaeologist and the applicant; e. 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.						
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	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 Tribal Monitoring Agreement(s) and 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
CR-1. The applicant shall relinquish the artifacts as indicated below and provide the City of Corona Community Development Department 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 documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Corona, Eastern Information Center and Monitoring Tribe(s).						

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-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 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-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 Community and Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner 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	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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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).						
Mitigation Measure CR-6: Prior to issuance of any grading permit, the Applicant shall retain a qualified vertebrate to develop a paleontological resource impact mitigation program (PRIMP) for excavations into the Upper Cretaceous Ladd Canyon Formation, the Upper Cretaceous Williams Formation, and Paleocene Silverado Formations. 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	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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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.						
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 -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) or on-site inspection		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
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 Community Development Director or his/her designee for approval. In addition, the report shall be submitted to at least one of the repositories mentioned in Mitigation Measure CR-7 and other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.	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 and Salvage Report(s) or on-site inspection		Halt Construction
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 <u>Earthwork Specifications</u> 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	City of Corona -Public Works Div.	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
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-						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
conditioned. Undocumented Artificial Fill (locally mapped as AF_u): 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 Q_{al}): 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% or 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						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
additional liquefaction investigation may be required and dynamic settlement recommendations for those areas will likely change. • Older Alluvium (Q_{oa}): All older alluvium shall be removed to expose the underlying competent bedrock. Generally, these deposits range in depth from 10 to about 20 feet. • Landslide Debris (Q_{ls}): 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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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	City of Corona -Public Works Div.	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
stabilization fills may be required. Future exploration and in-grading observation could reveal more favorable geology in these specific areas. • Alluvium/Colluvium: Cut slopes exposing alluvial/colluvial soils (Q_{al}) 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						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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.						
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 -Public Works Div.	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 overexcavation 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 -Public Works Div.	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						
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 -Public Works Div.	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						
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 border="1"><tr><td>Fill Depth (Feet)</td><td>Minimum Relative Compaction (ASTM: D1557) (%)</td></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	Fill Depth (Feet)	Minimum Relative Compaction (ASTM: D1557) (%)	0 – 50	90	Below 50	93	City of Corona -Public Works Div.	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
Fill Depth (Feet)	Minimum Relative Compaction (ASTM: D1557) (%)											
0 – 50	90											
Below 50	93											

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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.						

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-7: Slope Construction - 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. - 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). - In order to minimize surficial slumps on compacted fill slopes, the following grading procedures shall be used: - 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. <u>Compacted fill slopes shall be back-rolled during construction at intervals not exceeding four (4) vertical feet.</u> 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. - Where fill slopes are planned above natural slopes and cannot be overfilled and trimmed back, the						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
slopes shall be rolled for the entire height of the slope with a sheepsfoot roller and then finished with a grid roller. If the desired compaction is not obtained in this manner, a vibratory sheepsfoot roller may be required. To be most effective, this equipment shall be anchored and manipulated from a side-boom tractor. In lieu of a grid roller, the slope may be track rolled with a John Deere 450, Caterpillar D-8 dozer or equivalent. To obtain the required compaction and appearance of the slope face, the soil moisture shall be maintained at above optimum from the time of mass filling to the completion of grid rolling. c) The grading contractor shall take proper care to avoid spillage of loose material down the face of the slopes during grading and during drainage terrace and down-drain construction. Fine grading operations for benches and down-drains shall not deposit loose trimmed soils on the finished slope surfaces. Loose soil materials shall require removal. d) Seeding and planting of slopes shall proceed as rapidly as possible to achieve a well-established and deep-rooted vegetal cover requiring minimal watering. The type of vegetation and watering schedule shall be established by a landscape architect familiar with hillside maintenance.						
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	City of Corona -Public Works Div.	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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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.						
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 -Public Works Div.	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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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	City of Corona -Public Works Div.	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
grade. Footings shall be deepened, as necessary, to provide setback distance from adjacent slope in conformance with CBC criteria. (3) Value applies to level soil condition, and is subject to a maximum of 2000 psf. <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. Thorntwaite 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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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	City of Corona -Public Works Div.	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
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.						
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 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	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
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						

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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
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	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												
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><td></td><td></td><td colspan="2">Lateral Earth Pressure (Equivalent Fluid Pressure) (pcf)</td></tr><tr><td>Wall Condition</td><td>Backfill Type</td><td>Level</td><td>2:1 (H:V)</td></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			Lateral Earth Pressure (Equivalent Fluid Pressure) (pcf)		Wall Condition	Backfill Type	Level	2:1 (H:V)	Active (Cantilever)	Sandy Soils	40	65						
		Lateral Earth Pressure (Equivalent Fluid Pressure) (pcf)																
Wall Condition	Backfill Type	Level	2:1 (H:V)															
Active (Cantilever)	Sandy Soils	40	65															

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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.						
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.	City of Corona -Public Works Div.	As needed during site grading and construction	As needed during grading and construction activities	Review of test results;		Halt grading and construction activities
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	City of Corona -Building Division -Public Works Div.	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
compaction of not less than 90% based on ASTM: D1157. Care shall be taken not to damage utility lines. - Utility trenches shall not be located within the influence of footings. This is defined as a zone located below the footing and a line sloping at an inclination of 1:1 (horizontal to vertical) outward from the outside edge of footings. If utility lines are located within the zone of footings, the backfill shall be compacted to a minimum 95 percent relative compaction or slurry backfilled (minimum 1-1/2 sack cemented sand mix. - To reduce potential water migration into building 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.						
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	City of Corona -Public Works Div.	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																							
Ginter & Associates’ analyses. <table><tr><td rowspan="5">Traffic Index</td><td colspan="3">Recommended Minimum Pavement Section</td></tr><tr><td>Asphalt Concrete (inches)</td><td>Aggregate Base (inches)</td><td>Total (inches)</td></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.	Traffic Index	Recommended Minimum Pavement Section			Asphalt Concrete (inches)	Aggregate Base (inches)	Total (inches)	5.0	3.0	6.0	9.0	6.0	4.0	8.0	12.0	7.0	4.0	10.0	14.0	8.0	5.0	12.0	16.0						
Traffic Index		Recommended Minimum Pavement Section																											
		Asphalt Concrete (inches)	Aggregate Base (inches)	Total (inches)																									
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		6.0	4.0	8.0	12.0																								
	7.0	4.0	10.0	14.0																									
8.0	5.0	12.0	16.0																										
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	City of Corona -Building Division	Once during plan check; As needed during site grading and	Plan check; As needed during grading and construction	Review of plans; On-site inspection		Withhold building permit or 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
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.		construction	activities			Halt grading and construction activities
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	City of Corona -Planning Division	Once during plan check; As needed prior to issuance of Certificate of Occupancy	Plan check; As needed prior to issuance of Certificate of Occupancy	Review of plans; On-site inspection		Withhold building permit or Certificate of Occupancy; Notify HOA of violation

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
installed shall be maintained and cleaned. e) If rodent activity is present, the property owner shall undertake a program for the elimination of burrowing animals. This shall be an ongoing program in order to promote slope stability. f) Water shall not be allowed to flow over the constructed or natural slopes. This may require the construction of berms or ditches along the top of slopes, if such devices are not in place.						
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 -Public Works Div.	Once during plan check for each phase of development	Plan check for each phase of development	Review of engineering reports/plans		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 or to a non-erosive velocity. The plans shall be submitted to the City for review and approval.	City of Corona -Public Works Div.	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

Mitigation Measure No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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

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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 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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
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/ On-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)
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		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
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		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 Div.	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 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.	City of Corona -Building Division -Public Works Div.	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 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
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 Div.	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	City of Corona -Public Works Div.	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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
lane.						
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 Div.	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 Div.	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 Div.	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 CDWP water connection fees as set forth in Section 13.04.040 and Section 13.14.050 of the CMC.	City of Corona -DWP -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 No./Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Mitigation Measure UTIL-2: Prior to the issuance of the first certificate of occupancy, the project Applicant shall pay the required CDWP sewer connection fees as set forth in Section 13.08.600 of the CMC.	City of Corona -DWP -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 Municipal Operations Department prior to approval of the first certificate of occupancy for the project.	City of Corona -Public Works, Municipal Operations Division	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 Div.	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/ On-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 UTIL-5: Waste Diversion. The project Applicant shall demonstrate a plan to ensure adherence to the City of Corona Waste Diversion Program, which diverts 75 percent of all waste away from landfills. The City shall ensure that the project proponent implements the waste diversion plan objectives. These requirements shall be specified in the final architectural plans to be approved by the City of Corona Planning and Building Agency prior to issuance of building permits.	City of Corona -Public Works Div.	Once prior to issuance of Certificate of Occupancy for each phase of development ; As needed during operation	Prior to issuance of Certificate of Occupancy for each phase of development; As needed during operation	Review of CC&Rs/On-site inspection		Withhold issuance of Certificate of Occupancy/ Notify HOA of non-compliance