

MEMORANDUM

DATE: Revised March 11, 2021

To: Chris Bowen, GF Investments LLC.

FROM: Michael Hendrix, Associate, Air Quality and Climate Change, LSA

SUBJECT: Aesthetic Impacts Analysis of the Proposed Skyline Village Mixed Use Development, Corona California (LSA Project No. GFI2001)

This technical memorandum has been prepared to evaluate the aesthetic impacts associated with the proposed Skyline Village Mixed Use Development located on the south side of Foothill Parkway at the intersection of Foothill Parkway and W Chase Drive in Corona, California. This analysis evaluates how the proposed project will affect aesthetics focusing on the four questions in Appendix G of the *California Environmental Quality Act (CEQA) Guidelines*.

EXISTING CONDITIONS

The proposed project site is 17.02 acres and is currently vacant on undeveloped land on the southwest side of Foothill Parkways at the intersection of Foothill Parkway and W Chase Drive. Adjacent land uses include single-family residential to the north of the project site. Immediately south, east and west of the project site are vacant, agricultural, and open space land. A single family tract is proposed west and adjacent to the project site.

PROJECT DESCRIPTION

The proposed project would develop one, two, and three-story buildings including 39 one-bedroom residential condominiums, 39 three-bedroom townhomes, a 1,400-square foot recreation center with a swimming pool, retail shops and restaurants totaling 25,900 gross square feet, parking, and ancillary uses. The mix of on-site land uses would be interconnected with pedestrian and bicycle pathways.

PROJECT CEQA AESTHETIC ANALYSIS

Appendix G of the *CEQA Guidelines* require addressing four questions to assess the proposed project impacts on aesthetics. Each of the four questions are listed followed by an analysis answering each question.

1) *Would the project have a substantial adverse effect on a scenic vista?*

Less than Significant Impact. Scenic vistas are publicly accessible viewpoints that provide views of areas from the project site that exemplify a community's environment. The City of Corona 2020 General Plan, Community Design Element comprises of Visual Resources section that identifies the City's prominent scenic mountain views and vistas. Corona is situated on a river plain and is bounded on three sides by the Santa Ana Mountains, Gavilan Hills, and the Chino Hills, which dominate most viewsheds from within the city. Additionally, the Temescal Wash bisects the city. This combination

and intersection of mountains, valleys, and plains create a visually dynamic landscape of varying shapes, colors, and textures. Views from South Corona, including Ontario Avenue and Foothill Parkway that traverse the higher slope areas of the city, provide views looking north. This includes the Prado Basin on the west and the hills and valleys leading toward the San Bernardino Mountains in the north and east. Foothill Parkway is a scenic corridor that offers views of the Cleveland National Forest and other foothill areas along the periphery of Corona.

The proposed project site has been used for low-key agricultural activities in the past and is currently undeveloped and vacant. The project site is on a hill on the southwest side of Foothill Parkway. A roadway leading into the Project will be cut into the hillside forming a fourth leg to the intersection of Chase Drive and Foothill Parkway. The remaining slopes facing Foothill Parkway will be landscaped. One and two-story commercial buildings are proposed on top of the hillside nearest Foothill Parkway. Three-story residential buildings are proposed on the west side of the site at a slightly higher elevation. Currently, the dominant view of the site is the engineered hillside. The proposed project will landscape the hillside and it will continue to be the dominant view of the site. The zoning designation of the site area is a combination of low-medium density residential and open space. The northeast of the project site is surrounded by single-family residential homes. Immediately south and west of the project site are vacant, agricultural and open space land. With a mix of residential and neighborhood commercial uses, the proposed Skyline Mixed-Use Development Project fits well in the current land use zoning designation and aesthetics of the area and will not cause any substantial changes in the views at and around the development or block any views of the scenic vista and, therefore, will not cause any adverse effects on the existing scenic vistas. The proposed project will have a less than significant impact on existing scenic vistas of the City and no mitigation is required.

2) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*

Less than Significant Impact. The proposed project site is located on currently undeveloped vacant land on the southwest side of Foothill Parkway at the intersection of Foothill Parkway and W Chase Drive. W Chase Drive provides western views toward the Santa Ana Mountains. The proposed project building pads of the three-story residential buildings sit slightly higher on the west end of the project site, but will not obstruct the scenic views of the mountains. The west side of the project site is dominated by the hillside slope and will continue to be the dominant visual feature of the site. There are no historic buildings on or near the project site and, since the project will be built on a vacant land that does not include existing trees or rock outcroppings, it will not affect any natural resources such as trees, or rock outcroppings. Therefore, the proposed project would have a less than significant impact on scenic resources. No mitigation is required.

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

Less than Significant Impact. The proposed project is located on a vacant undeveloped land. The land use zoning designation of the project area is a combination of low-medium density residential and

open space. The proposed project would develop 39 one-bedroom residential condominiums, 39 three-bedroom townhomes, a 1,400-square foot recreation center with a swimming pool, retail shops and restaurants totaling 25,900 gross square feet, parking, and ancillary uses. The location of these proposed land uses on the project site is set far enough east of the existing streets in the project area such that the finished buildings will not obstruct the views from Chase Drive or Foothill Parkway. The mix of on-site land uses would be interconnected with pedestrian and bicycle pathways. The size, type, and mass of the land use is such that it fits within the existing single family residential area. From the publicly accessible vantage points include Chase Drive and Foothill Parkway to the west of the site, and the public trails east of the project site. The views of the project from these publicly accessible vantage points will be mainly the rooftops of the development and landscaping. Currently, the dominate view of the project site is an engineered hillside void of any vegetation. The project proposes landscaping on the hillside facing Foothill Parkway. The project will not degrade the existing character or quality of the public views of the site and surrounding project area. The proposed development will result in a uniform and aesthetically cohesive condition on the site consistent with City standards; therefore, a less than significant impact would occur and no mitigation is warranted.

4) *Would the project create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?*

Less than Significant Impact. The proposed project would introduce new sources of light because of the new development and infrastructure. The light sources would be in the form of residential lighting from the houses, security lighting in the yards and garages, the lights of retail shops and recreation center, and vehicle lights from project related traffic, mainly during the evening and night. The light coming from the indoor residential and commercial sources is not expected to cause any substantial glare. With regard to street lighting on the road and in the parking lot, the City of Corona has established standards for the design, placement, and operation of proposed public improvements, such as lighting, in its Municipal Code. The City's Municipal Code requires all lighting to be designed to direct light downward with minimal spillover onto adjacent residences, sensitive land uses, and open space. The Code requires that new development include light buffering and other related light shielding measures that are uniformly applied to all development in the City. As such, adherence to these measures would help reduce the light or glare potentially caused by the project.

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

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