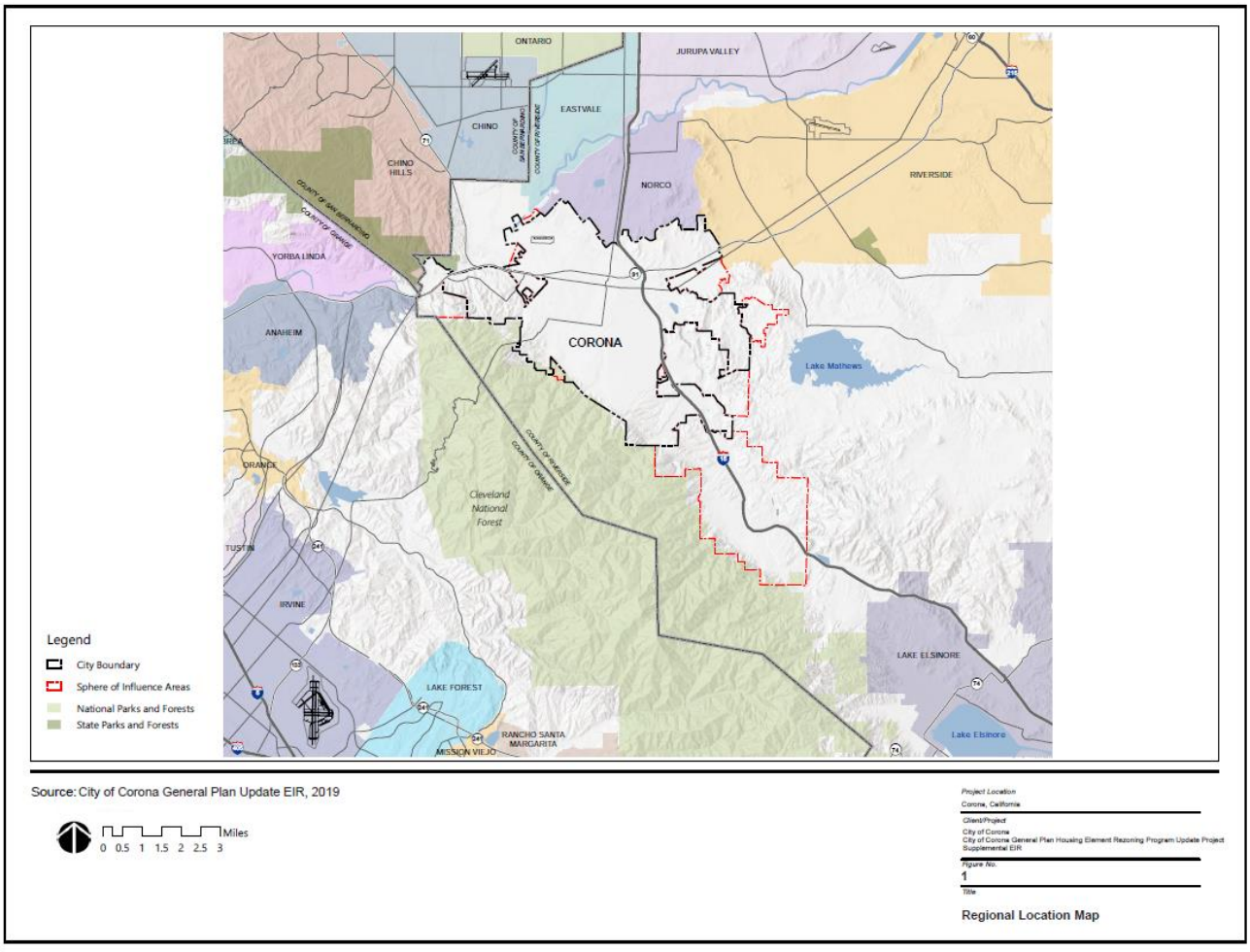
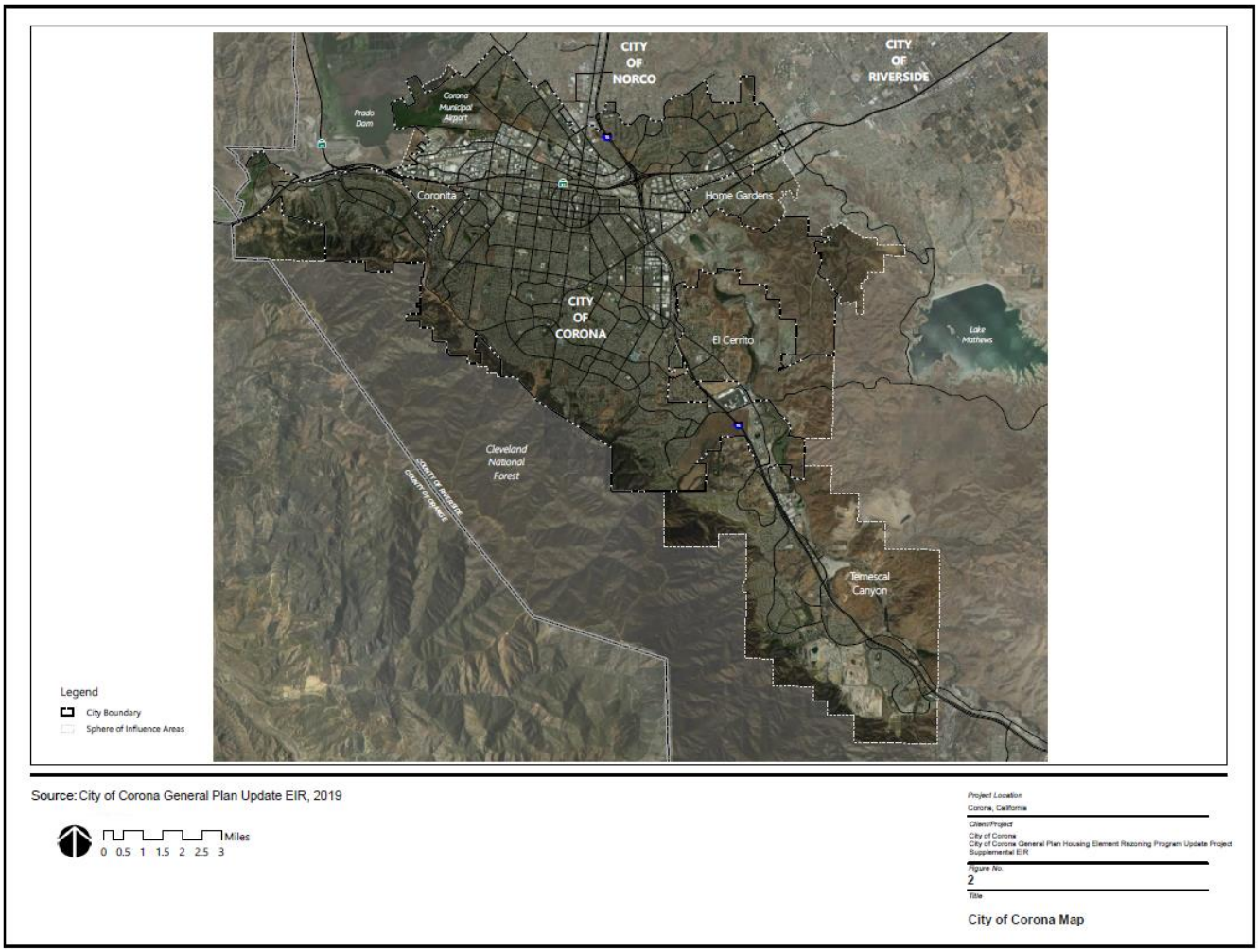
CITY OF CORONA
INITIAL STUDY / ADDENDUM TO THE SUPPLEMENTAL EIR FOR THE CITY OF CORONA GENERAL PLAN HOUSING ELEMENT REZONING PROGRAM UPDATE PROJECT

PROJECT TITLE:
City of Corona General Plan Housing Element Rezoning Program Update Project ("Project")

PROJECT LOCATION:
The Project is located in the City of Corona (Corona), which is in northwestern Riverside County (County). The City is generally bordered by the City of Norco and the City of Riverside to the north and northeast, the City of Chino Hills and the City of Yorba Linda to the northwest, the City of Anaheim to the west, the Cleveland National Forest and the Santa Ana Mountains to the southwest, and unincorporated Riverside County along the remaining City borders, as shown in Figure 1. The Project is interspersed throughout the City, which has a land area of approximately 40 square miles, as shown in Figure 2. The Project would affect specific parcels within the City, by proposing to rezone parcels to accommodate high density residential uses by establishing an Affordable Housing Overlay (AHO) zone in order to plan for additional affordable housing units according to the City's Housing Element.





PROJECT PROPONENT:

City of Corona
Planning and Development Department
400 S. Vicentia Avenue, Suite 120
Corona, CA 92882

PROJECT BACKGROUND:

The City's General Plan was updated in 2020 and included adoption of the City of Corona General Plan Update Environmental Impact Report (General Plan Update EIR), a Programmatic EIR certified on June 30, 2020. As part of the General Plan Update effort, the City's 2021-2029 Draft Housing Element Update was adopted by the City Council on November 3, 2021 and the Final Housing Element Update was approved by the California Department of Housing and Community Development (HCD) on October 12, 2022.

The General Plan Update EIR anticipated an additional 5,494 residential units; however, the Regional Housing Needs Assessment (RHNA) allocation for the Housing Element Update exceeded the City's housing unit projection for Year 2040 in the General Plan Update. The City's total RHNA allocation is 6,088 units with 3,888 allocated to low- and moderate-income housing units, consisting of 2,792 units and 1,096

units, respectively. Currently, the City's RHNA allocation of 6,088 exceeds its projected housing growth by 594 units, in addition to accommodating an additional buffer.

The additional 594 housing units from the RHNA were not known at the time the General Plan Update EIR was prepared, potentially resulting in additional impacts that were not evaluated in the General Plan Update EIR. Therefore, the City prepared a supplemental environmental evaluation pursuant to CEQA to address the potential impacts of growth that could occur as a result of the implementation of the rezoning program.

The SEIR for the rezoning program applied a buffer of sites beyond the RHNA allocation to ensure that if one or more of the identified candidate sites are developed at lower densities or with non-housing uses, there would be remaining capacity to ensure an ongoing supply of sites for housing during the eight-year-cycle of the Housing Element (Table 4, SEIR Initial Study). The need for a substantial buffer is even more important during this cycle because of new rules in the Housing Accountability Act's "no net loss" provisions. Senate Bill (SB) 166 (2017) requires that the land inventory and site identification programs in the Housing Element always include sufficient sites to accommodate the unmet RHNA. This means that if a site identified in the Housing Element as having the potential to accommodate the lower-income housing portion of the RHNA is actually developed for a higher income level, the locality must either: 1) identify and rezone, if necessary, an adequate substitute site; or 2) demonstrate that the land inventory already contains an adequate substitute site. Providing an adequate buffer is necessary to ensuring that the City remains compliant with the provisions of SB 166.

The City's Housing Element Update included an inventory of properties ("sites") that needed to be rezoned to high density residential or an Affordable Housing Overlay (AHO) zone to plan for potential housing units that would be suitable for low- and moderate-income units based on the City's RHNA allocation. The AHO zone was adopted by the City in March 2023 and established by-right development standards for affordable housing projects. The AHO zone requires at least 20 percent of the total residential units within a housing development to be set aside for lower income units. The AHO zone allows mixed-use development consisting of commercial and residential if 51 percent of the floor area is devoted to residential, and 100 percent residential development, which can include mixed-income housing units. The AHO zone covers existing properties that are currently developed with non-residential land uses. The overlay allows property owners the option to develop under the property's existing zoning standards or the AHO zoning standards.

The City completed a portion of its rezoning program in March 2023 and changed the zoning on 126 sites in the City that increased the residential density to support the planning of low and moderate income housing units. The rezoning program included the following:

- Rezoned certain properties to include an Affordable Housing Overlay (AHO) zone, which permits residential development by-right at a density of 45 to 60 du/ac.
- Rezoned certain properties from R-1, single family, to R-2, low-density multiple family residential.
- Amended the General Plan Land Use Element to allow 100% residential development within a Mixed-use designation that is located on property with an AHO zone.
- Adopted High Density Residential Objective Development Standards and Design Guidelines to facilitate by-right development of high density residential on property zoned AHO.

During the initial review process for the rezoning program, 32 housing sites originally identified to be rezoned on the housing sites inventory in the Housing Element were removed, creating a shortfall of housing sites for at least 632 low income housing units. The Housing Element uses a realistic capacity based on the State's Housing and Community Development (HCD) Department criteria for calculating density. The realistic capacity is based on a historical trend in residential density for similar high density residential development that has been approved by the local jurisdiction. The realistic capacity assumes a residential density greater than the minimum density allowed by the density range in the General Plan but is less than the maximum density. However, for environmental impacts analyzed by CEQA, the SEIR

prepared for the City's Housing Element Rezoning Program used the maximum density allowed by the General Plan for the AHO zone. The maximum density was used for conservative purposes to cover the density range allowed in the General Plan.

The current Project proposes to rezone 24 sites to make up for the shortfall of the low income housing sites that were removed from the Housing Element during the initial review of the rezoning program. The 24 sites include eight sites located on East Grand Boulevard and Victoria Avenue that were removed during the rezoning but are being included again in this second phase. The added sites will accommodate at least 463 low income units using a realistic capacity. Above moderate income units in addition to the low income units can also be accommodated on the new sites as a mixed-income housing development in the AHO zone. The Housing Element Sites Inventory initially had a buffer of 210 units for lower and moderate incomes to accommodate a shortfall in housing units should a housing site not be developed for lower income units. To make up for the shortfall of housing units due to previously identified sites being removed, surplus units were also used, and based on the revised housing sites inventory a surplus of 18 low income units is provided in the Housing Element Sites Inventory. Figure 3 shows all the housing sites that were rezoned with an AHO zone and includes the new sites being added to the Housing Sites Inventory.

The Project is ultimately implementing the General Plan. As such, the General Plan Update EIR and General Plan Housing Element Rezoning Update Supplemental EIR is incorporated by reference herein, as the evaluations of potential environmental impacts associated with the adoption of the General Plan include mitigation measures and consistency evaluations which are directly applicable to the Project.

PROJECT DESCRIPTION:

The Project will rezone 24 sites to include an AHO zone or Multi Family zone to make up for the shortfall of housing sites in the Housing Element due to 32 sites being removed from the housing sites inventory. The Project includes the following:

- Rezoning of properties to include the AHO zone.
- Amendment to the General Plan land use designation table to allow high-density residential pursuant to the AHO zone in the General Commercial designation with a density range of 36 to 60 dwelling units per acre, and to change 1.33 acres from General Commercial to High Density Residential.
- Amendment of various specific plans to include the AHO zone; and rezone of 1.33 acres from Gateway Business to Multi Family Residential in SP98-01 (Downtown Specific Plan).
- Amendment to the General Plan Housing Element to update the housing sites inventory with the rezoned housing sites.

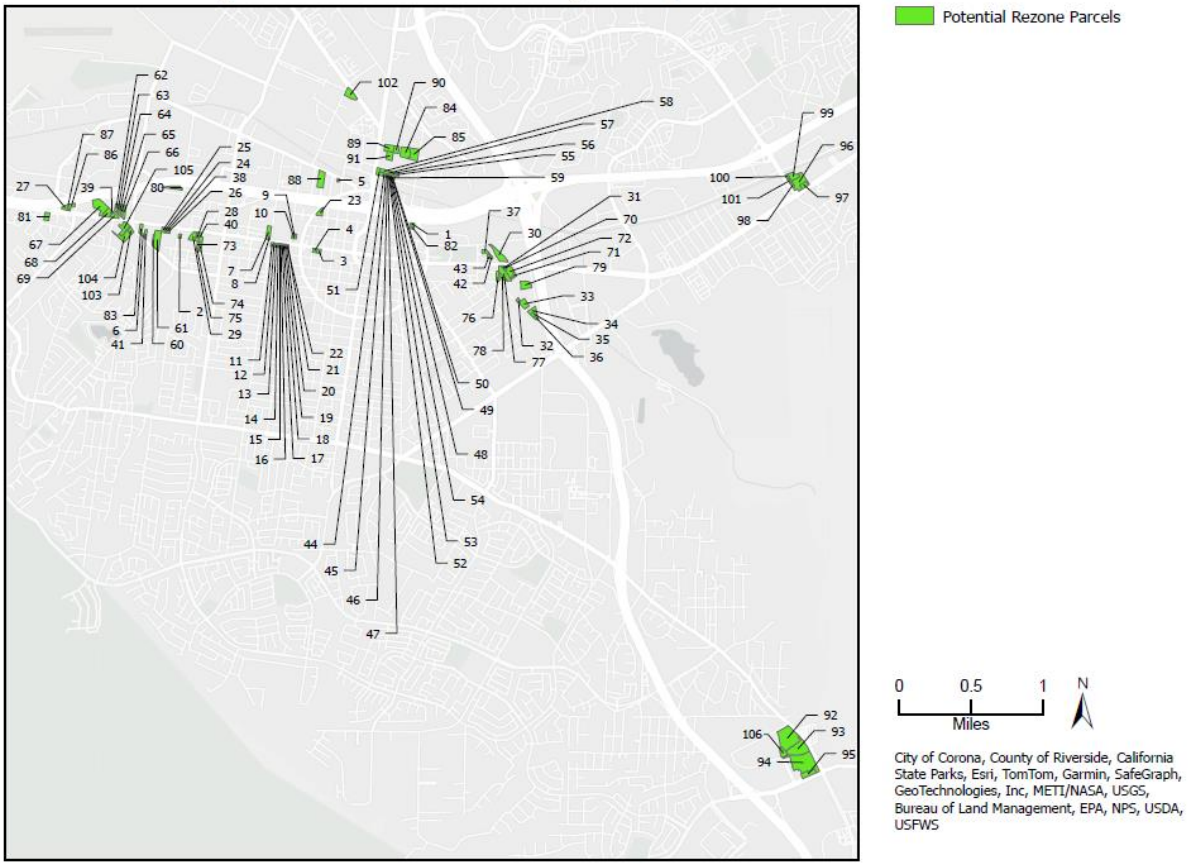
The current and proposed zoning of the subject sites are shown in Table 1. The current project will rezone the eight sites on East Grand Boulevard and Victoria Avenue as originally planned from Gateway Business to Multiple Family. These eight sites were assessed in the previous SEIR and are not part of the assessment for the Addendum.

Table 1: Rezone Sites

Site #	Site Address or Street	Assessor Parcel Number (APN)	Existing On-Site Uses	Acres	General Plan Land Use	Proposed General Plan	Zoning	Proposed Zoning
104	1540 W. Sixth Street	103-280-017	Commercial buildings, parking lot	2.47	GC	GC	C3	C3 (AHO)
105	1510-1550 W.	103-280-020	Commercial	2.40	GC	GC	C3	C3 (AHO)

Site #	Site Address or Street	Assessor Parcel Number (APN)	Existing On-Site Uses	Acres	General Plan Land Use	Proposed General Plan	Zoning	Proposed Zoning
	Sixth Street		buildings, parking lot					
103	680 Smith Street	103-280-007	Commercial buildings, parking lot	0.81	GC	GC	C3	C3 (AHO)
99	125 N. McKinley	172-050-005	Commercial buildings, parking lot	2.06	GC	GC	SC	SC (AHO)
97	107 N. McKinley,	172-050-007	Commercial buildings, parking lot	1.06	GC	GC	SC	SC (AHO)
98	115 N. McKinley	172-050-003	Commercial buildings, parking lot	0.32	GC	GC	SC	SC (AHO)
101	123 N. McKinley	172-050-002	Commercial buildings, parking lot	0.29	GC	GC	SC	SC (AHO)
100	131 N. McKinley	172-050-001	Commercial buildings, parking lot	0.37	GC	GC	SC	SC (AHO)
96	109 N. McKinley	172-050-006	Commercial buildings, parking lot	4.28	GC	GC	SC	SC (AHO)
92	3335 Grand Oaks	279-231-026	Commercial buildings, parking lot	10.7	GC	GC	CC	CC (AHO)
93	3417 Grand Oaks	279-231-027	Commercial buildings, parking lot	7.09	GC	GC	CC	CC (AHO)
106	3431 Grand Oaks	279-231-028	Commercial buildings, parking lot	1.49	GC	GC	CC	CC (AHO)
94	3615 Grand Oaks	279-231-025	Commercial buildings, parking lot	12.83	GC	GC	CC	CC (AHO)
95	3685 Grand Oaks	279-231-029	Commercial buildings, parking lot	2.06	GC	GC	CC	CC (AHO)
102	410 River Road	119-250-017	Commercial buildings, parking lot	2.66	GC	GC	C2	C2 (AHO)

Figure 3 Affordable Housing Overlay Zone Rezone



ENVIRONMENTAL SETTING:

The properties subject to the rezoning are developed with existing non-residential land uses that include commercial buildings and parking lots. Public infrastructure, such as roads, water, sewer, gas and electricity is constructed on and around the properties.

GENERAL PLAN \ ZONING:

Table 2: General Plan and Zoning Code Definitions

General Plan Land Use Designation or Zoning	Abbreviation
General Plan Land Use Designation	
Business Park	BP
General Commercial	GC
High Density Residential	HDR
Medium Density Residential	MDR
Mixed Use 1 – Commercial/Residential	MU1
Mixed Use 2 – Commercial/Industrial	MU2

General Plan Land Use Designation or Zoning	Abbreviation
Low Density Residential	LDR
Light Industrial	LI
Office Park	OP
Zoning	
Agriculture	A
Affordable Housing Overlay	AHO
Business Park	BP
Restricted Commercial	C2
General Commercial	C3
Community Services	CS
Commercial Center	CC
Gateway Business	GB
General Commercial	GC
Light Manufacturing	M1
Multi Family	MF
Multi Family Residential 1	MF1
Multi Family Residential	MFR
Mobile Home Park	MP
Mixed Use	MU
Single-Family Residential (7,200 square-foot lot minimum)	R1-7.2
Single-Family Residential (9,600 square-foot lot minimum)	R1-9.6
Low Density Multiple Family Residential	R2
Multiple Family Residential	R3
Multiple Family Residential	MF
Residential Office	RO
Single Family	SF
Support Commercial	SC
Transitional Commercial District	TC
Source: City of Corona General Plan	

OTHER PUBLIC AGENCIES WHOSE REVIEW IS REQUIRED

The City, as the CEQA Lead Agency, on November 11, 2023, notified Native American Tribes with the potential for interest in the region. The project involves an amendment to various specific plan and the General Plan. SB 18 states: "*Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation unless a shorter timeframe has been agreed to by the tribe*."

AB52 requires notification to the Native American Tribes on projects involving CEQA review. Tribes have 30 days from the date on which they received notification to request consultation with the city.

PRIOR ENVIRONMENTAL DOCUMENTATION

The City's General Plan was updated in 2020 and included the adoption of the City of Corona General Plan Update Environmental Impact Report (General Plan Update EIR), a Programmatic EIR certified on June 30, 2020. The General Plan Housing Element Update was adopted by the City Council on November 3, 2021, along with a General Plan EIR Addendum.

The City's General Plan Housing Element Rezoning Program Update was approved on March 1, 2023, including the certification of a Supplemental EIR to the General Plan EIR, which is provided in Appendix A.

BASIS FOR AN ADDENDUM TO THE SUPPLEMENTAL EIR

Prior to approval of subsequent actions that constitute a "project" under CEQA the City is required to determine whether the environmental effects of such actions are within the scope of prior environmental analysis, or whether additional environmental analysis is required. That decision is influenced by whether the subsequent actions result in new significant impacts or increase the severity of previously identified significant impacts.

Under CEQA, the lead agency or a responsible agency shall prepare an addendum to a previously-certified EIR if some changes or additions are necessary to the prior EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (CEQA Guidelines §§15162, 15163, 15164). Once an EIR has been certified, a supplement or subsequent EIR is only required when the lead agency or responsible agency determines that one of the following conditions has been met:

(1) Substantial changes are proposed in the project, or substantial changes occur with respect to the circumstances under which the project is undertaken, which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [*CEQA Guidelines* §15162(a)(1)&(2)];

(2) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
   a) The project will have one or more significant effects not discussed in the previous EIR;
   b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
   c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
   d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative [*CEQA Guidelines* §15162(a)(3)].

STAFF RECOMMENDATION

The City has evaluated the potential environmental impacts of the proposed Project against the criteria set forth in CEQA Guidelines§§ 15162, 15163, and 15164. The City, acting as the Lead Agency, has determined that none of the conditions listed above apply and that an Addendum to the Supplemental EIR (SCH No. 2022060732) for the Corona General Plan Housing Element Rezoning Program Update, certified by the City Council on March 1, 2023, and related entitlements, fully complies with CEQA, as described in

the *CEQA Guidelines*. An addendum does not need to be circulated for public review, but rather can be attached to the prior EIRs (*CEQA Guidelines* §15164(c)). The City will consider this Addendum together with the adopted prior EIRs and will make a decision regarding the current Project [*CEQA Guidelines* §15164(d)].

Mitigation Measures

In accordance with *CEQA Guidelines* §§15162 through 15164, the City has determined the changes associated with the modified Project are minor and no new mitigation measures are required. The prior SEIR included mitigation measures affecting development of the modified Project. The mitigation measures for the Project are listed below.

Mitigation Measure
AIR QUALITY
Mitigation Measure AQ-1. Project proponents of new development projects shall incorporate mitigation measures to reduce air pollutant emissions during construction activities. Mitigation measures shall be incorporated into all appropriate construction documents/plans (e.g., construction management plans) submitted to the City and shall be verified by the City's Development Services Division. Mitigation measures to reduce construction related emissions could include, but are not limited to: Requiring fugitive-dust control measures that exceed SCAQMD's Rule 403, such as: o Use of nontoxic soil stabilizers to reduce wind erosion. o Applying water every four house to active soil-disturbing activities. o Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials. o Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. o Ensuring that construction equipment is properly serviced and maintained to the manufacturer's standards. o Limiting nonessential idling of construction equipment to no more than five consecutive minutes. o Limiting onsite vehicle travel speeds on unpaved roads to 15 miles per hour. o Installing wheel washers for all existing trucks or wash off all trucks and equipment leaving the project area. Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufacturers can be found on the SCAQMD's website.
Mitigation Measure AQ-2. Project proponents of new development projects shall incorporate mitigation measures to reduce air pollutant emissions during operational activities. Mitigation measures shall be included on construction drawings associated with the project's permit. Mitigation measures to reduce long-term emissions could include, but are not limited to the following: • For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions. • Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. • Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485).

Mitigation Measure
• Provide changing/shower facilities as specific in Section A5.106.4.3 of the California Green Building Standards (CALGreen) Code (Nonresidential Voluntary Measures). • Provide bicycle parking facilities per Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code. • Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of the CALGreen Code (Nonresidential Voluntary Measures). • Provide facilities to support electric charging stations per Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section A5.106.8.2 (Residential Voluntary Measures of the CALGreen Code. • Applicant-provided appliances shall be Energy Star-certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star-certified or equivalent appliances shall be verified by Building and Safety during plan check. Applicants for future development projects along existing and planned transit routes shall coordinate with the City of Corona and Riverside Transit to ensure that bus pads and shelter improvements are incorporated, as appropriate.
BIOLOGICAL RESOURCES
Mitigation Measure BIO-1. Applicants for future development projects shall include a biological resources survey if it has been determined that the site in its existing condition may contain biological habitat or species. The biological resources survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to: • An analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity. • A review of current land use and land ownership within the proposed development project vicinity. • An assessment and mapping of vegetation communities present within the proposed development project vicinity. • An evaluation of potential local and regional wildlife movement corridors. • A general assessment of potential jurisdictional areas, including wetlands and riparian habitats. Habitat Assessment. If the proposed development project site supports vegetation communities that may provide habitat for plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area. Adjoining properties should also be surveyed where direct or indirect project effects, such as those from fuel modification or herbicide application, could potentially extend off-site. If feasible, the habitat assessment should be conducted during non-drought years. Vegetation communities should be classified and mapped to the alliance or association level using classification methods and membership rules according to A Manual of California Vegetation, 2nd edition (2009). Focused Surveys. If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species. The focused survey shall record the location and boundary of special status species by use of global positioning system (GPS). The number of individuals in each special status plant population shall be provided as counted (if population is small) or estimated (if population is large). If applicable, information about the percentage of individuals in each life stage, such as seedlings

Mitigation Measure
vs. reproductive individuals, should be provided. If feasible, images of the target species and representative habitats should be included to support information and descriptions. Preconstruction Surveys. If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required to ensure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist would perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area. Biological Resources Report. The results of the biological survey for proposed development projects with no significant impacts may be presented in a biological survey letter report. For proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance, the results of the biological survey shall be presented in a biological technical report.
Mitigation Measure BIO-2. If sensitive biological resources are identified within or adjacent to the proposed development project area, the construction limits shall be clearly flagged to ensure impacts to sensitive biological resources are avoided or minimized to the extent feasible. Prior to implementing construction activities, a qualified biologist shall verify that the flagging clearly delineates the construction limits and sensitive resources to be avoided.
Mitigation Measure BIO-3. If sensitive biological resources are known to occur within or adjacent to the proposed development project area, a project-specific contractor training program shall be developed and implemented to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and measures being implemented to avoid and/or minimize impacts to these species. A qualified biologist shall develop and implement the contractor training program.
Mitigation Measure BIO-4. If sensitive biological resources are present within or adjacent to the proposed development project area and impacts may occur from implementation of construction activities, a qualified biological monitor may be required during a portion or all of the construction activities to ensure impacts to the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be evaluated on a project-by-project basis. The qualified biological monitor shall be approved by the City on a project-by-project basis based on applicable experience with the sensitive biological resources that may be impacted.
Mitigation Measure BIO-5. The City of Corona shall require applicants of development project that have the potential to affect jurisdictional resources to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the 1987 USACE *Wetland Delineation Manual and the Regional Supplement to the USACE Wetland Delineation Manual: Arid West Region* (USACE 2008) to map the extent of wetlands and non-wetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project. Applicants of development projects that have the potential to impact jurisdictional features, as identified in the wetland delineation letter report, shall obtain permits and authorizations from the Army Corps of Engineers, California Department of Fish and Wildlife, and/or Santa Ana Regional Water Quality Control Board. The regulatory agency authorization(s) would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process

Mitigation Measure
and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.
Mitigation Measure BIO-7. The City of Corona shall require applicants for future development projects to contract with a qualified biologist to conduct a preconstruction general nesting bird survey within all suitable nesting habitats that may be impacted by active construction during general avian breeding season (February 1 through August 31). The preconstruction surveys shall be conducted no more than 7 days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of avian species covered by the Fish and Game Code are detected within the proposed development project area or within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies. Based on the discretion of the qualified biologist, the 300-foot buffer may be expanded as appropriate to the species.
CULTURAL RESOURCES
Mitigation Measure CUL-1. Prior to any construction activities that may affect historical resources (i.e., structures 45 years or older), a historical resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in architectural history or history. This shall include a records search to determine if any resources that may be potentially affected by the project have been previously recorded, evaluated, and/or designated in the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), or Corona Register of Historic Resources. Following the records search, the qualified architectural historian or historian shall conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation (OHP) guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project. Pursuant to the definition of a historical resource under CEQA, potential historical resources shall be evaluated under a developed historic context.
Mitigation Measure CUL-2. To ensure that projects requiring the relocation, rehabilitation, or alteration of a historical resource not impair its significance, the Secretary of the Interior's Standards for the Treatments of Historic Properties shall be used to the maximum extent possible. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. Prior to any construction activities that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Corona.
Mitigation Measure CUL-3. If a proposed project would result in the demolition or significant alteration of a historical resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible. Recordation shall take the form of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation, and shall be performed by an architectural historian or historian who meets the PQS. Documentation shall include an architectural and historical narrative; medium- or large-format black and white photographs, negatives, and prints; and supplementary information such as building plans and elevations, and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation would be developed at the project level.
Mitigation Measure CUL-4. If cultural resources that are eligible for listing to the NRHP, CRHR, or Corona Register of Historic Resources are identified within or adjacent to the proposed development, the construction limits shall be clearly flagged to assure impacts to eligible cultural resources are avoided or minimized to the extent feasible. Prior to implementing construction activities, a qualified archaeologist shall verify that the flagging clearly delineates the construction

Mitigation Measure
limits and eligible resources to be avoided. Since the location of some eligible cultural resources is confidential, these resources will be flagged as environmentally sensitive areas.
Mitigation Measure CUL-5. To determine the archaeological sensitivity for projects within the City, an archaeological resources assessment shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in either prehistoric or historic archaeology. The assessments shall include a California Historical Resources Information System (CHRIS) records search and a search of the Sacred Lands File (SLF) maintained by the Native American Heritage Commission (NAHC). The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are undeveloped to locate any surface cultural materials. 1.If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified archaeologist and shall be performed in accordance with the Office of Historic Preservation's *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (1990) and Guidelines for Archaeological Research Designs (1991).* 1. If the archaeological assessment did not identify potentially significant archaeological resources within the proposed General Plan area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall monitor all ground disturbing construction and pre-construction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository. 2. If the archaeological assessment did not identify potentially significant archaeological resources, but indicates the area to be of medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.
GEOLOGY AND SOILS
Mitigation Measure GEO-1: High and Low-to-High Sensitivity. In areas designated as having "high" or "low-to-high" sensitivity for paleontological resources, the project applicant shall be required to submit a Paleontological Resources Monitoring and Mitigation Plan (PRMMP). The PRMMP shall be prepared by a Qualified Paleontologist meeting the standards of Society of Vertebrate Paleontology (2010). The plan shall address specifics of monitoring and mitigation based on the project area and project's construction plan, and shall take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and changes to the regulatory framework at the time of analysis. The PRMMP shall be submitted to the City of Corona's

Mitigation Measure
Community Development Department prior to approval of a grading permit.
Mitigation Measure GEO-2: High Sensitivity. Projects involving ground disturbances in previously undisturbed areas mapped as having “high” paleontological sensitivity shall be monitored by a qualified paleontological monitor on a full-time basis, under the supervision of the Qualified Paleontologist. Monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor shall have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, if the fossils are determined to be significant, professionally and efficiently recover the fossil specimens and collect associated data. The paleontological monitor shall use field data forms to record pertinent location and geologic data, measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities.
Mitigation Measure GEO-3: Low-to-High Sensitivity. Projects involving ground disturbance in previously undisturbed areas mapped with “low-to-high” paleontological sensitivity shall require monitoring if construction activity exceeds the depth of the low-sensitivity surficial sediments. The underlying sediments may have high sensitivity; therefore, work in those units shall require paleontological monitoring, as designated by the Qualified Paleontologist in the Paleontological Resources Monitoring and Mitigation Plan (PRMMP).
Mitigation Measure GEO-6: All Projects. In the event of any fossil discovery, regardless of depth or geologic formation, construction work shall halt within a 50-foot radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology (2010). The most likely repository is the Natural History Museum of Los Angeles County (NHMLA). The repository shall be identified, and a curatorial arrangement shall be signed, prior to collection of the fossils.
GREENHOUSE GAS EMISSIONS
Mitigation Measure GHG-1. The City of Corona shall update the Climate Action Plan (CAP) every five years to ensure the City is monitoring the plan’s progress toward achieving the City’s GHG reduction target and to require amendment if the plan is not achieving specified level. The update shall consider a trajectory consistent with the greenhouse gas (GHG) emissions reduction goal established under Executive Order S-03-05 for year 2050 and the latest applicable statewide legislative GHG emission reduction that may be in effect at the time of the CAP update (e.g., Senate Bill 32 for year 2030). The CAP update shall include the following: • GHG inventories of existing and forecast year GHG levels • Tools and strategies for reducing GHG emissions to ensure a trajectory with the long-term GHG reduction goal of Executive Order S-03-05 • Plan implementation guidance that includes, at minimum, the following components consistent with the proposed CAP: o Administration and Staffing o Finance and Budgeting o Timelines for Measure Implementation o Community Outreach and Education o Monitoring, Reporting, and Adaptive Management Tracking Tools
MINERAL RESOURCES
Mitigation Measure MIN-1. Prior to project approval for proposed development of properties classified as either regionally significant construction aggregate MRZ-2 or industrial minerals MRZ-2a, a mineral resource evaluation shall be conducted to determine the significant and economic viability of mining the resource. If development of a property would preclude future extraction of a significant mineral resource, in accordance with CEQA, the City shall make the appropriate findings and adopt a Statement of Overriding Considerations prior to permitting development of the property.

Mitigation Measure
Mitigation Measure MIN-2. Prior to approval of any project on lands classified as either regionally significant construction aggregate MRZ-2 or industrial mineral MRZ-2a, a report shall be prepared that analyzes the project's value in relation to the mineral values found onsite. The analysis shall consider the importance of construction aggregate mineral resource onsite to the market region as a whole, and not just the importance of the resources found within the City and SOI. The report shall be submitted to the City, such that the City has adequate information to develop a statement of reasons for permitting the proposed land use to the California Department of Conservation, State Mining and Geology Board, for subsequent review, in accordance with SMARA, Article 2, Section 2762 and 2763 for areas designated of regional significance.
NOISE
Mitigation Measure N-1. Construction contractors shall implement the following measures for construction activities conducted in the City. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans submitted to the City. The City Corona Public Works Department shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. • During the active construction period, equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. • Impact tools (e.g., jack hammers and hoe rams) shall be hydraulic- or electric-powered wherever feasible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment such as generators and air compressors shall be located as far as feasible from noise-sensitive uses. • Stockpiling shall be located as far as feasible from noise-sensitive receptors. • Construction traffic shall be limited—to the extent feasible—to approved haul routes established by the City. • Prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the contact information of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the City. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall be responsible for adjusting alarms based on the background noise level, or to utilize human spotters when feasible and in compliance with all safety requirements and laws. • When construction noise is predicted to exceed established noise standards and when the anticipated construction duration is two years or more, contractors shall erect temporary noise barriers, where feasible.
Mitigation Measure N-2. Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster), or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential

Mitigation Measure
noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry), or the City threshold of 0.05 in/sec RMS (94 VdB). If vibration levels would exceed this threshold, alternative uses such static rollers and drilling piles as opposed to pile driving shall be used.
TRIBAL CULTURAL RESOURCES
See Cultural Resources **Mitigation Measures CUL-5**
Mitigation Measure TCR-1. Tribal Cultural Resources Monitoring. The project archaeologist, in consultation with interested tribes, the developer and the City of Corona, shall develop an Archaeological Monitoring Plan (AMP) to address the details, timing and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include: 1. Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling; 2. The development of a rotating or simultaneous schedule in coordination with the developer and the project archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists (if the tribes cannot come to an agreement on the rotating or simultaneous schedule of tribal monitoring, the Native American Heritage Commission shall designate the schedule for the onsite Native American Tribal Monitor for the proposed project); 3. The protocols and stipulations that the developer, City, Tribes and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. At least 30-days prior to application for a grading permit and before any brush clearance, grading, excavation and/or ground disturbing activities on the site take place, the future developer shall retain a tribal cultural monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Pursuant to the AMP, a tribal monitor from the consulting tribe (e.g., Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians, or Gabrieleño Band of Mission Indians – Kizh Nation) shall be present during the initial grading activities. If tribal resources are found during grubbing activities, the tribal monitoring shall be present during site grading activities.
Mitigation Measure TCR-2. Treatment and Disposition of Cultural Resources. In the event that Native American cultural resources are inadvertently discovered during the course of any ground disturbing activities, including but not limited to brush clearance, grading, trenching, etc. grading for the proposed project, 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 oversite of the process; and 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona with evidence of same: a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the

Mitigation Measure
future reburial area from any future impacts. Reburial shall not occur until all cataloguing, basic analysis, and other analyses as recommended by the project archaeologist and approved by consulting tribes and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality; b. A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation; c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the San Bernardino County Museum by default; d. 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, County Museum, and consulting tribes.
Mitigation Measure TCR-3. During construction activities, the project applicant shall allow additional archaeological monitors of Native American tribes to access the project site on a volunteer basis to monitor grading and excavation activities.

In accordance with the analysis provided in this initial study and pursuant to Section 15162, 15164, and 15183 of the *State CEQA Guidelines*, the City of Corona has determined that:

1) The modified project does not result in substantial changes that would require major revisions to the previously certified EIRs due to new or substantially more severe significant environmental effects than previously analyzed; and
2) No substantial changes in circumstances have occurred that would result in new or more severe significant environmental impacts than previously analyzed; and
3) No new information of substantial importance as described in Section 15162 (a)(3) has been identified that would require major revisions to the analysis or conclusions presented in the prior EIRs.

Date Prepared: February 25, 2024 Prepared By: Joanne Coletta, Director

Contact Person: Joanne Coletta Phone: (951) 736-2434

Note: This form represents an abbreviation of the complete Environmental Checklist found in the City of Corona CEQA Guidelines. Sources of reference information used to produce this checklist may be found in the City of Corona Planning and Development Department, 400 S. Vicentia Avenue, Corona, CA.

1. LAND USE AND PLANNING:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Conflict with any land use plan/policy or agency regulation (general plan, specific plan, zoning)	☐	☐	☐	☒
b. Conflict with surrounding land uses	☐	☐	☐	☒
c. Physically divide established community	☐	☐	☐	☒

Discussion: The prior SEIR analyzed the initial land use changes that would rezone and establish an AHO zone for identified parcels within the City to allow for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The rezoning is necessary to provide consistency with the City's General Plan Housing Element. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The adopted AHO zone established by-right development standards for affordable housing projects. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior SEIR.

2. POPULATION AND HOUSING:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Induce substantial growth	☐	☐	☐	☒
b. Displace substantial numbers of existing housing or people	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed the population and housing growth associated with potential growth in the City and with the rezoning to establish the AHO zone for identified parcels within the City to allow for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The rezoning is necessary to provide consistency with the City's General Plan Housing Element. The AHO zone would cover existing properties that are currently developed with non-residential land uses and will not displace existing housing. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

3. GEOLOGIC PROBLEMS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Fault /seismic failures (Alquist-Priolo zone) /Landslide/Liquefaction	☐	☐	☐	☒

b.	Grading of more than 100 cubic yards	☐	☐	☐	☒
c.	Grading in areas over 10% slope	☐	☐	☐	☒
d.	Substantial erosion or loss of topsoil	☐	☐	☐	☒
e.	Unstable soil conditions from grading	☐	☐	☐	☒
f.	Expansive soils	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed geological concerns associated with the potential growth in the City as a result of additional housing units. The AHO zone allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update on certain properties. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

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

Discussion: The prior EIR and SEIR analyzed hydrology and water quality associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update on certain properties. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified

in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

5. AIR QUALITY:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Conflict with air quality plan	☐	☐	☐	☒
b. Violate air quality standard	☐	☐	☐	☒
c. Net increase of any criteria pollutant	☐	☐	☐	☒
d. Expose sensitive receptors to pollutants	☐	☐	☐	☒
e. Create objectionable odors	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed air quality associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

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

f. Traffic hazards from design features	☐	☐	☐	☒
g. Emergency access	☐	☐	☐	☒
h. Conflict with alternative transportation policies	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed traffic associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

7. BIOLOGICAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Endangered or threatened species/habitat	☐	☐	☐	☒
b. Riparian habitat or sensitive natural community	☐	☐	☐	☒
c. Adversely affects federally protected wetlands	☐	☐	☐	☒
d. Interferes with wildlife corridors or migratory species	☐	☐	☐	☒
e. Conflicts with local biological resource policies or ordinances	☐	☐	☐	☒
f. Conflicts with any habitat conservation plan	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed biological resources associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

8. MINERAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Loss of mineral resource or recovery site	☐	☐	☐	☒

Discussion:

9. HAZARDS AND HAZARDOUS MATERIALS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Transport, use or disposal of hazardous materials	☐	☐	☐	☒
b. Risk of accidental release of hazardous materials	☐	☐	☐	☒
c. Hazardous materials/emissions within ¼ mile of existing or proposed school	☐	☐	☐	☒
d. Located on hazardous materials site	☐	☐	☐	☒
e. Conflict with Airport land use plan	☐	☐	☐	☒
f. Impair emergency response plans	☐	☐	☐	☒
g. Increase risk of wildland fires	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed hazards associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

10. NOISE:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Exceed noise level standards	☐	☐	☐	☒
b. Exposure to excessive noise levels/vibrations	☐	☐	☐	☒
c. Permanent increase in ambient noise levels	☐	☐	☐	☒
d. Temporary increase in ambient noise levels	☐	☐	☐	☒

e. Conflict with Airport Land Use Plan noise contours	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed noise associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

11. PUBLIC SERVICES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Fire protection	☐	☐	☐	☒
b. Police protection	☐	☐	☐	☒
c. Schools	☐	☐	☐	☒
d. Parks & recreation facilities	☐	☐	☐	☒
e. Other public facilities or services	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed public safety associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

12. UTILITIES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Exceed wastewater treatment requirements	☐	☐	☐	☒
b. Involve construction/expansion of water or wastewater treatment facilities	☐	☐	☐	☒
c. Involve construction/expansion of storm drains	☐	☐	☐	☒

d.	Sufficient water supplies/compliance with Urban Water Management Plan.	☐	☐	☐	☒
e.	Adequate wastewater treatment capacity	☐	☐	☐	☒
f.	Adequate landfill capacity	☐	☐	☐	☒
g.	Comply with solid waste regulations	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed utilities associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

13. AESTHETICS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Scenic vista or highway	☐	☐	☐	☒
b. Degrade visual character of site & surroundings	☐	☐	☐	☒
c. Light or glare	☐	☐	☐	☒
d. Scenic resources (forest land, historic buildings within state scenic highway	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed aesthetics associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

14. CULTURAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Historical resource	☐	☐	☐	☒
b. Archaeological resource	☐	☐	☐	☒

c. Paleontological resource or unique geologic feature	☐	☐	☐	☒
e. Disturb human remains	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed cultural resources associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

15. AGRICULTURE RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Williamson Act contract	☐	☐	☐	☒
b. Conversion of farmland to nonagricultural use	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed agricultural resources associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

16. GREENHOUSE GAS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Generate greenhouse gases	☐	☐	☐	☒
b. Conflict with a plan, policy, or regulation	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed greenhouse gas associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

17. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed tribal cultural resources associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The Native American Tribes notified by the City regarding the modified Project did not request consultation. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

18. MANDATORY FINDING OF SIGNIFICANCE:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Fish/ wildlife population or habitat or important historical sites	☐	☐	☐	☒
b. Cumulatively considerable impacts	☐	☐	☐	☒
c. Substantial adverse effects on humans	☐	☐	☐	☒
d. Short-term vs. long-term goals	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed potential impacts related to fish and wildlife populations, cumulative impacts, and adverse effects on humans associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

19. WILDFIRE:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan	☐	☐	☐	☒
b. Due to slope, prevailing wind, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire	☐	☐	☐	☒

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed wildfire risk associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

20. ENERGY:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No New Impact/No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency	☐	☐	☐	☒

Discussion: The prior EIR and SEIR analyzed energy resources associated with the potential growth in the City and with the rezoning to establish the AHO zone. The AHO zone for identified parcels within the City allows for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The modified Project includes housing sites that make up the shortfall of housing sites due to sites previously identified in the Housing Element that were removed during the initial rezoning of the sites. The modified Project will not result in additional impacts or require mitigation measures not already considered in the prior EIR and SEIR.

DOCUMENTS INCORPORATED BY REFERENCE:

1. City of Corona, 2020. City of Corona 2020-2040 General Plan EIR. City of Corona 2020 General Plan EIR
2. City of Corona, 2022. City of Corona General Plan Housing Element Rezoning Program Update SEIR. City of Corona General Plan Housing Element Rezoning Program Update Project (coronaca.gov)

Appendix A
City of Corona General Plan Housing Element Rezoning Program Update Final SEIR (March 2023) & Draft SEIR (September 2022)

City of Corona General Plan Housing Element Rezoning Program Update Project

Final Supplemental Environmental Impact Report

SCH #2022060732

December 12, 2022

Prepared for:

City of Corona
Planning and Development Department
400 S. Vicentia Avenue, Suite 120
Corona, CA 92882

Prepared by:

Stantec Consulting Services Inc.
290 Conejo Ridge Avenue
Thousand Oaks, CA 91361



Table of Contents

ABBREVIATIONS II

1.0 INTRODUCTION 1
1.1 BACKGROUND AND PURPOSE OF THE SEIR 1
1.1.1 CEQA Review Process 2
1.1.2 Certification of the Final SEIR/Project Consideration 3
1.2 INTENDED USE OF THE SEIR 3
1.3 ORGANIZATION AND SCOPE OF THE SEIR 3

2.0 ERRATA 4
2.1 3.4 Land Use and Planning 4

3.0 COMMENTS AND RESPONSES TO THE DRAFT SEIR 4
3.1 LIST OF COMMENTERS 4
3.2 COMMENTS AND RESPONSES 5
3.2.1 Requirements for Responding to Comments on a Draft SEIR 5
3.2.2 Responses to Comments 6

LIST OF APPENDICES

MITIGATION MONITORING AND REPORTING PROGRAM 1

Abbreviations

CEQA	California Environmental Quality Act
City	City of Corona
EIR	Environmental Impact Report
Final SEIR	Final Supplemental Environmental Impact Report
IS	Initial Study
MMRP	Mitigated Monitoring Reporting Program
NOP	Notice of Preparation
SCAQMD	South Coast Air Quality Management District
SEIR	Supplemental Environmental Impact Report

1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15088, the City of Corona (City), as the lead agency, has evaluated the comments received on the City of Corona General Plan Housing Element Rezoning Program Update Project (Project) Draft Supplemental Environmental Impact Report (Draft SEIR) (State Clearinghouse No. 2202060732). The Draft SEIR was circulated for a 45-day public review period between September 19, 2022, and November 2, 2022. The responses to comments, which are included in this document, together with the Mitigation Monitoring and Reporting Program (MMRP), comprise the Final Supplemental Environmental Impact Report (Final SEIR) for use by the City of Corona City Council.

1.1 BACKGROUND AND PURPOSE OF THE SEIR

CEQA requires a lead agency that has prepared a Draft SEIR to provide a copy of the SEIR to responsible and trustee agencies that have jurisdiction by law with respect to the proposed City of Corona General Plan Housing Element Rezoning Program Update Project and to provide the public with an opportunity to comment on the Draft SEIR. The Final SEIR is the mechanism for responding to these comments. This Final SEIR has been prepared to respond to comments received on the Draft SEIR, which are reproduced in this document and to present corrections, revisions and other clarifications to the Draft SEIR, if applicable, as a result of the City's ongoing planning efforts. The Draft SER and the Final SEIR will be used to support the City's decision regarding whether to approve the Project.

The Final SEIR can also be used by responsible agencies to ensure that they have met their requirements under CEQA before deciding whether to approve or permit Project elements over which they have jurisdiction. It may also be used by other state, regional, and local agencies that may have an interest in resources that could be affected by the Project or that have jurisdiction over portions of the Project.

The following agencies may serve as responsible and trustee agencies:

- City of Corona
- California Air Resources Board
- California Department of Forestry and Fire Protection
- California Department of Housing and Community Development
- California Department of Parks and Recreation
- California Department of Transportation, District 8
- California Department of Transportation, Division of Aeronautics
- California Department of Transportation, Division of Transportation Planning
- California Department of Water Resources



- California Governor's Office of Emergency Services
- California Highway Patrol
- California Natural Resources Agency
- California Public Utilities Commission
- California Regional Water Quality Control Board, Santa Ana, Region 8
- California State Lands Commission
- Department of Toxic Substances Control
- Office of Historic Preservation
- State Water Resources Control Board, Division of Water Quality
- State Water Resources Control Board, Division of Water Rights
- California Native American Heritage Commission
- South Coast Air Quality Management District
- Southern California Association of Governments
- California Department of Fish and Wildlife, Inland Deserts, Region 6

1.1.1 CEQA Review Process

The following provides a summary of the environmental review process to date for the Project that has resulted in preparation of this Final SEIR.

1.1.1.1 Notice of Preparation

The CEQA process is initiated when the lead agency identifies a proposed project. The lead agency then prepares an Initial Study (IS) to identify the preliminary environmental impacts of a project. An IS for the Project was prepared and determined that its implementation could have significant environmental impacts and a SEIR was required. The City issued a Notice of Preparation (NOP) for the preparation of an EIR (State Clearinghouse No. 2022060732) for the City of Corona General Plan Housing Element Rezoning Program Update Project on July 1, 2022. Circulation of the NOP ended on August 1, 2022. The Project NOP and IS are included as Appendix A of the Draft EIR. During the public review period, the City, as lead agency, requested comments from agencies, interested parties, stakeholders, and the public on the scope and content of the environmental information to be included in the Draft SEIR.

1.1.1.2 Draft SEIR

The Draft SEIR was circulated for a 45-day public review and comment period on September 19, 2022, which ended on November 2, 2022. The Draft SEIR contains a description of the Project, description of the environmental setting, identification of Project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of Project alternatives. The Draft SEIR was provided to interested public agencies and the public and was made available for review on the City's website.

1.1.1.3 Final SEIR

The City received a total of one comment letter from public agencies during the Draft SEIR review period. This document responds to the written comment received, as required by CEQA. This document also includes the MMRP, as Appendix A to this Final SEIR. This document constitutes the Final SEIR.

1.1.2 Certification of the Final SEIR/Project Consideration

The City will review and consider the Final SEIR. If the City finds that the Final SEIR is "adequate and complete," the City may certify the Final SEIR. The rule of adequacy generally holds that the SEIR can be certified if it does the following: (1) shows a good faith effort at full disclosure of environmental information; and (2) provides sufficient analysis to allow decisions to be made regarding the proposed Project in contemplation of its environmental consequences.

Upon review and consideration of the Final SEIR, the City may act to adopt, revise, or reject the proposed Project. A decision to approve the proposed Project would be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 15093. Public Resources Code Section 21081.6 also requires lead agencies to adopt a MMRP to describe measures that have been adopted or made a condition of Project approval to mitigate or avoid significant impacts on the environment.

1.2 INTENDED USE OF THE SEIR

The SEIR is intended to evaluate the environmental impacts of the Project to the greatest extent possible. This SEIR, in accordance with CEQA Guidelines Section 15126, should be used as the primary environmental document to evaluate all planning and permitting actions associated with the Project. Refer to Chapter 2, Project Description, of the Draft EIR for a detailed discussion of the Project.

1.3 ORGANIZATION AND SCOPE OF THE SEIR

This document is organized into the following sections:

- Chapter 1 – Introduction

  Chapter 1 provides an overview of the SEIR process to date and the requirements of the Final SEIR.

- Chapter 2 – Errata to Supplemental EIR

  Chapter 2 shows corrections applied to the Supplemental EIR.

- Chapter 3 – Comments and Responses to the Draft SEIR



Chapter 3 provides the agency that comment on the Draft SEIR. A copy of the letter received regarding the Draft SEIR and responses thereto are included in this Chapter.

- Attachment A – Mitigation Monitoring and Reporting Program

  Measures that have been adopted or made a condition of the Project approval in order to mitigate or avoid significant environmental impacts are included in the MMRP, as provided in Attachment A of this Final SEIR. The MMRP has been prepared pursuant to Public Resources Code Section 21081.6, which requires adoption of a MMRP for projects in which the Lead Agency has required changes or adopted mitigation to avoid significant environmental effects. The City is the Lead Agency for the Project and, therefore, is responsible for administering and implementing the MMRP.

Because of its length, the text of the Draft SEIR is not included with these written responses; however, it is incorporated by reference in this Final SEIR. There are no revisions or clarifications to the Draft EIR identified in this document which could constitute "significant new information" pursuant to CEQA Guidelines Section 15088.5. As a result, recirculation of the Draft SEIR is not required.

2.0 ERRATA

2.1 3.4 LAND USE AND PLANNING

3.4.2.2 Project Impacts on page 3-51 of the SEIR.

Would the Project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Finding: Less impact than Approved Project (~~Significant and Unavoidable Impact~~ Less than Significant Impact)

3.0 COMMENTS AND RESPONSES TO THE DRAFT SEIR

3.1 LIST OF COMMENTERS

During the circulation period, the City received one (1) comment letter from the South Coast Air Quality Management District (SCAQMD), from Evelyn Aguilar, Air Quality Specialist, on October 12, 2022.

3.2 COMMENTS AND RESPONSES

This chapter includes the written comments received during Draft SEIR comment period and the City's responses to significant environmental information raised by those comments (CEQA Guidelines, 14 CCR Section 15132).

3.2.1 Requirements for Responding to Comments on a Draft SEIR

State CEQA Guidelines Section 15088 requires that lead agencies evaluate all comments on environmental issues received on the Draft SEIR and prepare a written response. The written response must address the significant environmental issues raised and must be detailed, especially when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, there must be a good faith and reasoned analysis in the written response. However, lead agencies need only respond to significant environmental issues associated with the project and do not need to provide all the information requested by commenters, as long as a good faith effort at full disclosure is made in the SEIR (State CEQA Guidelines Section 15204).

State CEQA Guidelines Section 15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft SEIR in identifying and analyzing the possible impacts on the environment and ways that the significant effects of the project might be avoided or mitigated. State CEQA Guidelines Section 15204 also notes that commenters should provide an explanation and evidence supporting their comments. Pursuant to State CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence supporting such a conclusion.

State CEQA Guidelines Section 15088 also recommends that where a response to comments results in revisions to the Draft SEIR, those revisions be incorporated as a revision to the Draft EIR or as a separate section of the Final SEIR.

3.2.2 Responses to Comments

In accordance with the CEQA Guidelines Section 15088, the City, as the Lead Agency, evaluated the comment received on the Draft SEIR for the Project, and has prepared the following response to the comment received. This Response to Comments document becomes part of the Final SEIR for the Project in accordance with CEQA Guidelines Section 15132.



Comment Letter 1

From: Evelyn Aguilar <eaguilar@aqmd.gov>
Sent: Wednesday, October 12, 2022 8:58 AM
To: GPUpdate <GPUpdate@CoronaCA.gov>
Cc: Sam Wang <swang1@aqmd.gov>
Subject: Technical Data Request: Proposed City of Corona General Plan Housing Element Rezoning Program Update Project

You don't often get email from eaguilar@aqmd.gov. Learn why this is important

[CAUTION] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Joanne Coletta,

South Coast AQMD staff received the Draft Supplemental Environmental Impact Report (Draft SEIR) for the Proposed City of Corona General Plan Housing Element Rezoning Program Update Project (South Coast AQMD Control Number: RVC220921-07). Staff is currently in the process of reviewing the Draft SEIR. The public commenting period is from 9/19/2022 – 11/2/2022.

Upon review of the files provided as part of the public review period, I was able to access the Draft SEIR on the City's website.

Please provide an electronic copy of any live modeling and emission calculation files (complete files, not summaries) that were used to quantify the air quality impacts from construction and/or operation of the Proposed Project as applicable, including the following:

- CalEEMod Input Files (.csv files);
- Live EMFAC output files;
- Any emission calculation file(s) (live version of excel file(s); no PDF) used to calculate the Project's emission sources;
- Any cancer risk calculation files (live version of excel file(s); no PDF) used to calculate cancer risk from the Project

You may send the above-mentioned files via a Dropbox link in which they may be accessed and downloaded by South Coast AQMD staff by **10/19/22**. Without all files and supporting documentation, South Coast AQMD staff will be unable to complete a review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.

If you have any questions regarding this request, please contact me.

Thank you,

Evelyn Aguilar
Air Quality Specialist, CEQA-IGR
Planning, Rule Development & Implementation
South Coast Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765
Phone: 909-396-3148
E-mail: eaguilar@aqmd.gov
Hours of operation:
Tuesday - Friday 7:00 AM to 5:30 PM



Cleaning the air that we breathe……™

3.2.2.1 Response to Comment Letter 1 – South Coast Air Quality Management District, October 12, 2022

The comments received on the SEIR from the SCAQMD did not raise any new issues about the Project's environmental impacts or provide information indicating the Project would result in new environmental impacts or impacts substantially greater in severity that disclosed in the SEIR or approved General Plan. Nevertheless, responses to the comments are included in this document to provide a complete environmental record.

SCAQMD Comment Received:

Please provide an electronic copy of any live modeling and emission calculation files (complete files, not summaries) that were used to quantify the air quality impacts from construction and/or operation of the Proposed Project as applicable, including the following:

- *CalEEMod Input Files (.csv files);*
- *Live EMFAC output files;*
- *Any emission calculation file(s) (live version of excel file(s); no PDF) used to calculate the Project's emission sources;*
- *Any cancer risk calculation files (live version of excel file(s); no PDF) used to calculate cancer risk from the Project*

You may send the above-mentioned files via a Dropbox link in which they may be accessed and downloaded by South Coast AQMD staff by 10/19/22. Without all files and supporting documentation, South Coast AQMD staff will be unable to complete a review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.

Response to Comment:

This comment is not related to the contents of the Draft SEIR or the adequacy of the CEQA documentation; however, the City has already complied with this request and provided the electronic files, in the format and the timeline requested. No further responses are warranted.

APPENDIX A

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
AIR QUALITY				
Mitigation Measure AQ-1. Project proponents of new development projects shall incorporate mitigation measures to reduce air pollutant emissions during construction activities. Mitigation measures shall be incorporated into all appropriate construction documents/plans (e.g., construction management plans) submitted to the City and shall be verified by the City's Development Services Division. Mitigation measures to reduce construction related emissions could include, but are not limited to: • Requiring fugitive-dust control measures that exceed SCAQMD's Rule 403, such as: o Use of nontoxic soil stabilizers to reduce wind erosion. o Applying water every four house to active soil-disturbing activities. o Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials. o Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. o Ensuring that construction equipment is properly serviced and maintained to the manufacturer's standards. o Limiting nonessential idling of construction equipment to no more than five consecutive minutes. o Limiting onsite vehicle travel speeds on unpaved roads to 15 miles per hour. o Installing wheel washers for all existing trucks or wash off all trucks and equipment leaving the project area. Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating	During Construction	Construction Contractor		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
manufacturers can be found on the SCAQMD's website at http://www.aqmd.gov/docs/default-source/planning/ architectural-coatings/super-compliant-manf-list.pdf?sfvrsn=71.				
Mitigation Measure AQ-2. Project proponents of new development projects shall incorporate mitigation measures to reduce air pollutant emissions during operational activities. Mitigation measures shall be included on construction drawings associated with the project's permit. Mitigation measures to reduce long-term emissions could include, but are not limited to the following: • For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions. • Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. • Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485). • Provide changing/shower facilities as specific in Section A5.106.4.3 of the California Green Building Standards (CALGreen) Code (Nonresidential Voluntary Measures). • Provide bicycle parking facilities per Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code. • Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of the CALGreen Code (Nonresidential Voluntary Measures). • Provide facilities to support electric charging stations per Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section A5.106.8.2 (Residential Voluntary Measures of the CALGreen Code.	During Construction, During operation	Project Applicant, Construction Contractor		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
• Applicant-provided appliances shall be Energy Star-certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star-certified or equivalent appliances shall be verified by Building and Safety during plan check. Applicants for future development projects along existing and planned transit routes shall coordinate with the City of Corona and Riverside Transit to ensure that bus pads and shelter improvements are incorporated, as appropriate.				
BIOLOGICAL RESOURCES				
Mitigation Measure BIO-1. Applicants for future development projects shall include a biological resources survey if it has been determined that the site in its existing condition may contain biological habitat or species. The biological resources survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to: • An analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity. • A review of current land use and land ownership within the proposed development project vicinity. • An assessment and mapping of vegetation communities present within the proposed development project vicinity. • An evaluation of potential local and regional wildlife movement corridors. • A general assessment of potential jurisdictional areas, including wetlands and riparian habitats. Habitat Assessment. If the proposed development project site supports vegetation communities that may provide habitat for plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area. Adjoining properties should also be surveyed where direct or indirect project effects, such as those from fuel modification or herbicide	Prior to Construction	Project Applicant		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
application, could potentially extend off-site. If feasible, the habitat assessment should be conducted during non-drought years. Vegetation communities should be classified and mapped to the alliance or association level using classification methods and membership rules according to A Manual of California Vegetation, 2nd edition (2009). Focused Surveys. If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species. The focused survey shall record the location and boundary of special status species by use of global positioning system (GPS). The number of individuals in each special status plant population shall be provided as counted (if population is small) or estimated (if population is large). If applicable, information about the percentage of individuals in each life stage, such as seedlings vs. reproductive individuals, should be provided. If feasible, images of the target species and representative habitats should be included to support information and descriptions. Preconstruction Surveys. If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required to ensure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist would perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area. Biological Resources Report. The results of the biological survey for proposed development projects with no significant impacts may be presented in a biological survey letter report. For proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance, the results of the biological survey shall be presented in a biological technical report.				
Mitigation Measure BIO-2. If sensitive biological resources are identified within or adjacent to the proposed development project area, the construction limits shall be clearly flagged to ensure impacts to sensitive biological resources are avoided or minimized to the extent	Prior to Construction, During Construction	Project Applicant		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
feasible. Prior to implementing construction activities, a qualified biologist shall verify that the flagging clearly delineates the construction limits and sensitive resources to be avoided.				
Mitigation Measure BIO-3. If sensitive biological resources are known to occur within or adjacent to the proposed development project area, a project-specific contractor training program shall be developed and implemented to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and measures being implemented to avoid and/or minimize impacts to these species. A qualified biologist shall develop and implement the contractor training program.	Prior to Construction, During Construction	Project Applicant, Construction Contractor		
Mitigation Measure BIO-4. If sensitive biological resources are present within or adjacent to the proposed development project area and impacts may occur from implementation of construction activities, a qualified biological monitor may be required during a portion or all of the construction activities to ensure impacts to the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be evaluated on a project-by-project basis. The qualified biological monitor shall be approved by the City on a project-by-project basis based on applicable experience with the sensitive biological resources that may be impacted.	Prior to Construction, During Construction	Project Applicant, Construction Contractor		
Mitigation Measure BIO-5. The City of Corona shall require applicants of development project that have the potential to affect jurisdictional resources to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the 1987 USACE *Wetland Delineation Manual and the Regional Supplement to the USACE Wetland Delineation Manual: Arid West Region* (USACE 2008) to map the extent of wetlands and non-wetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project. Applicants of development projects that have the potential to impact jurisdictional features, as identified in the wetland delineation letter report, shall obtain permits and authorizations from the Army Corps of Engineers, California Department of Fish and Wildlife, and/or Santa Ana Regional Water Quality Control Board. The regulatory agency	Prior to Construction	Project Applicant		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
authorization(s) would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.				
Mitigation Measure BIO-7. The City of Corona shall require applicants for future development projects to contract with a qualified biologist to conduct a preconstruction general nesting bird survey within all suitable nesting habitats that may be impacted by active construction during general avian breeding season (February 1 through August 31). The preconstruction surveys shall be conducted no more than 7 days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of avian species covered by the Fish and Game Code are detected within the proposed development project area or within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies. Based on the discretion of the qualified biologist, the 300-foot buffer may be expanded as appropriate to the species.	Prior to Construction	Project Applicant		
CULTURAL RESOURCES				
Mitigation Measure CUL-1. Prior to any construction activities that may affect historical resources (i.e., structures 45 years or older), a historical resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in architectural history or history. This shall include a records search to determine if any resources that may be potentially affected by the project have been previously recorded, evaluated, and/or designated in the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), or Corona Register of Historic Resources. Following the records search, the qualified architectural historian or historian shall conduct a reconnaissance-level and/or	Prior to Construction	Project Applicant		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
intensive-level survey in accordance with the California Office of Historic Preservation (OHP) guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project. Pursuant to the definition of a historical resource under CEQA, potential historical resources shall be evaluated under a developed historic context.				
Mitigation Measure CUL-2. To ensure that projects requiring the relocation, rehabilitation, or alteration of a historical resource not impair its significance, the Secretary of the Interior's Standards for the Treatments of Historic Properties shall be used to the maximum extent possible. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. Prior to any construction activities that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Corona.	Prior to Construction	Project Applicant		
Mitigation Measure CUL-3. If a proposed project would result in the demolition or significant alteration of a historical resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible. Recordation shall take the form of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation, and shall be performed by an architectural historian or historian who meets the PQS. Documentation shall include an architectural and historical narrative; medium- or large-format black and white photographs, negatives, and prints; and supplementary information such as building plans and elevations, and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation would be developed at the project level.	Prior to Construction	Project Applicant		
Mitigation Measure CUL-4. If cultural resources that are eligible for listing to the NRHP, CRHR, or Corona Register of Historic Resources are identified within or adjacent to the proposed development, the construction limits shall be clearly flagged to assure impacts to eligible cultural resources are avoided or minimized to the extent feasible. Prior	Prior to Construction	Project Applicant		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
to implementing construction activities, a qualified archaeologist shall verify that the flagging clearly delineates the construction limits and eligible resources to be avoided. Since the location of some eligible cultural resources is confidential, these resources will be flagged as environmentally sensitive areas.				
Mitigation Measure CUL-5. To determine the archaeological sensitivity for projects within the City, an archaeological resources assessment shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in either prehistoric or historic archaeology. The assessments shall include a California Historical Resources Information System (CHRIS) records search and a search of the Sacred Lands File (SLF) maintained by the Native American Heritage Commission (NAHC). The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are undeveloped to locate any surface cultural materials. 1. If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified archaeologist and shall be performed in accordance with the Office of Historic Preservation's *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (1990) and Guidelines for Archaeological Research Designs (1991).* 2. If the archaeological assessment did not identify potentially significant archaeological resources within the proposed General Plan area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall monitor all ground disturbing	Prior to Construction, During Construction	Project Applicant		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
construction and pre-construction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository. 3. If the archaeological assessment did not identify potentially significant archaeological resources, but indicates the area to be of medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.				
GEOLOGY AND SOILS				
Mitigation Measure GEO-1: High and Low-to-High Sensitivity. In areas designated as having "high" or "low-to-high" sensitivity for paleontological resources, the project applicant shall be required to submit a Paleontological Resources Monitoring and Mitigation Plan (PRMMP). The PRMMP shall be prepared by a Qualified Paleontologist meeting the standards of Society of Vertebrate Paleontology (2010). The plan shall address specifics of monitoring and mitigation based on the project area and project's construction plan, and shall take into account updated geologic mapping, geotechnical data, updated paleontological	Prior to Construction	Project Applicant		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
records searches, and changes to the regulatory framework at the time of analysis. The PRMMP shall be submitted to the City of Corona's Community Development Department prior to approval of a grading permit.				
Mitigation Measure GEO-2: High Sensitivity. Projects involving ground disturbances in previously undisturbed areas mapped as having "high" paleontological sensitivity shall be monitored by a qualified paleontological monitor on a full-time basis, under the supervision of the Qualified Paleontologist. Monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor shall have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, if the fossils are determined to be significant, professionally and efficiently recover the fossil specimens and collect associated data. The paleontological monitor shall use field data forms to record pertinent location and geologic data, measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities.	Prior to Construction, During Construction	Project Applicant, Construction Contractor		
Mitigation Measure GEO-3: Low-to-High Sensitivity. Projects involving ground disturbance in previously undisturbed areas mapped with "low-to-high" paleontological sensitivity shall require monitoring if construction activity exceeds the depth of the low-sensitivity surficial sediments. The underlying sediments may have high sensitivity; therefore, work in those units shall require paleontological monitoring, as designated by the Qualified Paleontologist in the Paleontological Resources Monitoring and Mitigation Plan (PRMMP).	Prior to Construction, During Construction	Project Applicant, Construction Contractor		
Mitigation Measure GEO-6: All Projects. In the event of any fossil discovery, regardless of depth or geologic formation, construction work shall halt within a 50-foot radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology (2010). The most likely repository is the Natural History Museum of Los Angeles County (NHMLA). The repository shall be identified, and a curatorial arrangement shall be signed, prior to collection of the fossils.	During Construction	Project Applicant, Construction Contractor		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
GREENHOUSE GAS EMISSIONS				
Mitigation Measure GHG-1. The City of Corona shall update the Climate Action Plan (CAP) every five years to ensure the City is monitoring the plan's progress toward achieving the City's GHG reduction target and to require amendment if the plan is not achieving specified level. The update shall consider a trajectory consistent with the greenhouse gas (GHG) emissions reduction goal established under Executive Order S-03-05 for year 2050 and the latest applicable statewide legislative GHG emission reduction that may be in effect at the time of the CAP update (e.g., Senate Bill 32 for year 2030). The CAP update shall include the following: • GHG inventories of existing and forecast year GHG levels • Tools and strategies for reducing GHG emissions to ensure a trajectory with the long-term GHG reduction goal of Executive Order S-03-05 • Plan implementation guidance that includes, at minimum, the following components consistent with the proposed CAP: o Administration and Staffing o Finance and Budgeting o Timelines for Measure Implementation o Community Outreach and Education o Monitoring, Reporting, and Adaptive Management Tracking Tools	Prior to Construction, During Construction, During Operation	City of Corona		
MINERAL RESOURCES				
Mitigation Measure MIN-1. Prior to project approval for proposed development of properties classified as either regionally significant construction aggregate MRZ-2 or industrial minerals MRZ-2a, a mineral resource evaluation shall be conducted to determine the significant and economic viability of mining the resource. If development of a property would preclude future extraction of a significant mineral resource, in accordance with CEQA, the City shall make the appropriate findings and adopt a Statement of Overriding Considerations prior to permitting development of the property.	Prior to Construction	Project Applicant		
Mitigation Measure MIN-2. Prior to approval of any project on lands	Prior to	Project		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
classified as either regionally significant construction aggregate MRZ-2 or industrial mineral MRZ-2a, a report shall be prepared that analyzes the project's value in relation to the mineral values found onsite. The analysis shall consider the importance of construction aggregate mineral resource onsite to the market region as a whole, and not just the importance of the resources found within the City and SOI. The report shall be submitted to the City, such that the City has adequate information to develop a statement of reasons for permitting the proposed land use to the California Department of Conservation, State Mining and Geology Board, for subsequent review, in accordance with SMARA, Article 2, Section 2762 and 2763 for areas designated of regional significance.	Construction	Applicant		
NOISE				
Mitigation Measure N-1. Construction contractors shall implement the following measures for construction activities conducted in the City. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans submitted to the City. The City Corona Public Works Department shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. • During the active construction period, equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. • Impact tools (e.g., jack hammers and hoe rams) shall be hydraulic- or electric-powered wherever feasible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment such as generators and air compressors shall be located as far as feasible from noise-sensitive uses. • Stockpiling shall be located as far as feasible from noise-sensitive receptors. • Construction traffic shall be limited—to the extent feasible—to approved haul routes established by the City.	During Construction	Construction Contractors		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
• Prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the contact information of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the City. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall be responsible for adjusting alarms based on the background noise level, or to utilize human spotters when feasible and in compliance with all safety requirements and laws. • When construction noise is predicted to exceed established noise standards and when the anticipated construction duration is two years or more, contractors shall erect temporary noise barriers, where feasible.				
Mitigation Measure N-2. Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster), or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for	Prior to Construction	Construction Contractors		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
engineered concrete and masonry), or the City threshold of 0.05 in/sec RMS (94 VdB). If vibration levels would exceed this threshold, alternative uses such static rollers and drilling piles as opposed to pile driving shall be used.				
TRIBAL CULTURAL RESOURCES				
See Cultural Resources **Mitigation Measures CUL-5**				
Mitigation Measure TCR-1. Tribal Cultural Resources Monitoring. The project archaeologist, in consultation with interested tribes, the developer and the City of Corona, shall develop an Archaeological Monitoring Plan (AMP) to address the details, timing and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include: 1. Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling; 2. The development of a rotating or simultaneous schedule in coordination with the developer and the project archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists (if the tribes cannot come to an agreement on the rotating or simultaneous schedule of tribal monitoring, the Native American Heritage Commission shall designate the schedule for the onsite Native American Tribal Monitor for the proposed project); 3. The protocols and stipulations that the developer, City, Tribes and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. At least 30-days prior to application for a grading permit and before any brush clearance, grading, excavation and/or ground disturbing activities on the site take place, the future developer shall retain a tribal cultural	Prior to Construction, During Construction	City of Corona, Project Applicant, Construction Contractor		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Pursuant to the AMP, a tribal monitor from the consulting tribe (e.g., Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians, or Gabrieleño Band of Mission Indians – Kizh Nation) shall be present during the initial grading activities. If tribal resources are found during grubbing activities, the tribal monitoring shall be present during site grading activities.				
Mitigation Measure TCR-2. Treatment and Disposition of Cultural Resources. In the event that Native American cultural resources are inadvertently discovered during the course of any ground disturbing activities, including but not limited to brush clearance, grading, trenching, etc. grading for the proposed project, 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 oversite of the process; and 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona with evidence of same: a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, basic analysis, and other analyses as recommended by the project archaeologist and approved by consulting tribes and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality;	During Construction	Project Applicant, Construction Contractor		

Mitigation Measure	Required Time of Compliance	Responsible Implementing Party	Responsible Monitoring Party	Status of Implementation
b. A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation; c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the San Bernardino County Museum by default; d. 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, County Museum, and consulting tribes.				
Mitigation Measure TCR-3. During construction activities, the project applicant shall allow additional archaeological monitors of Native American tribes to access the project site on a volunteer basis to monitor grading and excavation activities.	During Construction	Project Applicant, Construction Contractor		

City of Corona General Plan Housing Element Rezoning Program Update Project

Draft Supplemental Environmental Impact Report

SCH# 2022060732

September 15, 2022

Prepared for:

City of Corona
Planning and Development Department
400 S. Vicentia Avenue, Suite 120
Corona, CA 92882

Prepared by:

Stantec Consulting Services Inc.
290 Conejo Ridge Avenue
Thousand Oaks, CA 91362

Page Is Intentionally Left Blank

Table of Contents

ACRONYMS AND ABBREVIATIONS IV

EXECUTIVE SUMMARY 1
ES.1 PURPOSE 1
ES.2 PROJECT LOCATION 1
ES.3 PROJECT SUMMARY 1
ES.4 AREA OF CONTROVERSY/ISSUES TO BE RESOLVED 2
ES.5 DISAGREEMENT AMONG EXPERTS 2
ES.6 SIGNIFICANT UNAVOIDABLE IMPACTS 3
ES.7 SUMMARY OF PROJECT ALTERNATIVES 3
ES.8 SUMMARY OF IMPACTS AND MITIGATION MEASURES 4
ES.9 REVIEW OF THE FINAL DRAFT EIR 23

1.0 INTRODUCTION 1-1
1.1 OVERVIEW OF THE CEQA PROCESS 1-1
1.1.1 Overview 1-1
1.1.2 Purpose and Authority 1-1
1.1.3 Type of Environmental Impact Report 1-2
1.1.4 Lead Agency Determination 1-3
1.1.5 Project of Statewide, Regional or Areawide Environmental Significance 1-3
1.2 SCOPE OF THE SEIR 1-4
1.2.1 Notice of Preparation and Scoping 1-4
1.2.2 Environmental Issues Determined Not to be Significant 1-4
1.3 ORGANIZATION OF THE SEIR 1-5
1.4 DOCUMENTS INCORPORATED BY REFERENCE 1-7
1.5 DOCUMENTS PREPARED FOR THE PROJECT 1-7
1.6 REVIEW OF THE DRAFT SEIR 1-7

2.0 PROJECT INFORMATION AND DESCRIPTION 2-1
2.1 PROJECT DESCRIPTION 2-1
2.1.1 Proposed AHO and Rezoning Program 2-1
2.2 PROJECT LOCATION 2-2
2.2.1 Current Site Conditions 2-2
2.2.2 Surrounding Land Uses 2-2
2.2.3 Candidate Sites and Characteristics 2-7
2.3 PROJECT COMPONENTS 2-9
2.4 PROJECT OBJECTIVES 2-24
2.5 USES OF THE SEIR 2-24

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION 3-1
3.1 AIR QUALITY 3-7
3.1.1 Environmental Setting 3-7

3.1.2 Impact Discussion 3-13
3.2 ENERGY 3-25
3.2.1 Environmental Setting 3-25
3.2.2 Impact Discussion 3-30
3.3 GREENHOUSE GAS EMISSIONS 3-35
3.3.1 Environmental Setting 3-35
3.3.2 Impact Discussion 3-41
3.4 LAND USE AND PLANNING 3-49
3.4.1 Environmental Setting 3-49
3.4.2 Impact Discussion 3-50
3.5 NOISE 3-56
3.5.1 Environmental Setting 3-56
3.5.2 Impact Discussion 3-59
3.6 PUBLIC SERVICES 3-65
3.6.1 Environmental Setting 3-65
3.6.2 Impact Discussion 3-68
3.7 RECREATION 3-71
3.7.1 Environmental Setting 3-71
3.7.2 Impact Discussion 3-74
3.8 TRANSPORTATION 3-77
3.8.1 Environmental Setting 3-77
3.8.2 Impact Discussion 3-79
3.9 TRIBAL CULTURAL RESOURCES 3-82
3.9.1 Environmental Setting 3-82
3.9.2 Impact Discussion 3-85

4.0 GROWTH-INDUCING IMPACTS 4-1

5.0 SIGNIFICANT AND IRREVERSIBLE ENVIRONMENTAL CHANGES 5-1

6.0 SIGNIFICANT AND UNAVOIDABLE IMPACTS 6-1

7.0 ALTERNATIVES 7-1
7.1 PROJECT OBJECTIVES 7-1
7.2 SIGNIFICANT IMPACTS FROM THE PROJECT 7-2
7.3 PROJECT ALTERNATIVES 7-3
7.3.1 Alternatives Considered and Rejected 7-4
7.3.2 Alternatives Evaluated 7-4
7.3.3 Environmentally Superior Alternative 7-6

8.0 REPORT PREPARATION 8-1
8.1 LEAD AGENCY 8-1
8.2 LIST OF PREPARERS 8-1

9.0 REFERENCES 1

LIST OF TABLES

Table ES-1: Summary of Impacts and Mitigation Measures from the Initial Study 5
Table ES-2: Summary of Impacts and Mitigation Measures from the SEIR 14
Table 2.2-1: General Plan and Zoning Code Definitions 2-6
Table 2.3-1: Proposed AHO Zone Sites 2-11
Table 2.3-2: Proposed Rezone Sites 2-18
Table 2.3-3: Adequacy of Residential Sites Inventory 2-24
Table 2.5-1: Agency Permits and Environmental Review Requirements 2-25
Table 3.0-1: Related Projects 3-2
Table 3.1-1: California and National Ambient Air Quality Standards 3-8
Table 3.1-2: Attainment Status of Criterial Pollutants in the South Coast Air Basin 3-9
Table 3.1-3: SCAQMD Significance Thresholds 3-14
Table 3.1-4: SCAQMD Localized Significance Thresholds 3-14
Table 3.1-5: SCAQMD Toxic Air Contaminant Incremental Risk Thresholds 3-15
Table 3.1-6: Criteria Air Pollutant Project Emissions 2040 3-18
Table 3.2-1: Year 2040 Forecast Electricity Consumption 3-31
Table 3.2-2: Year 2040 Forecast Natural Gas Consumption 3-32
Table 3.2-3: Operation-Related Fuel Usage: Full VMT 3-33
Table 3.3-1: Proposed Project GHG Emissions 2040 3-43
Table 3.3-2: Project Consistency with Applicable 2017 Scoping Plan Greenhouse Gas Reduction Strategies 3-45
Table 3.4-1: General Plan Consistency Analysis 3-51

LIST OF FIGURES

Figure 1: Regional Location Map 2-3
Figure 2: City of Corona Map 2-4
Figure 3: City AHO Sites and Rezone Parcels 2-5
Figure 4: Character Zones 2-8
Figure 5: High Quality Transit Area Overlay and Transit Routes 2-10

APPENDICES

Appendix A ..... Initial Study, Notice of Preparation, Scoping Comments
Appendix B ..... Vehicle Miles Traveled Evaluation Memorandum
Appendix C ..... Tribal Correspondence

Acronyms and Abbreviations

AB	Assembly Bill
ACC	Advanced Clean Cars
ADU	Accessory Dwelling Unit
af	acre-feet
AHO	Affordable Housing Overlay
AICUZ	Air Installation Compatible Land Use Zone
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARMR	Archaeological Resource Management Reports
BAAQMD	Bay Area Air Quality management District
BMP	best management practices
CAAQS	California Ambient Air Quality Standards
CalEPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
Cal/OSHA	California Division of Occupational Safety and Health
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFD	Corona Fire Department
CGC	California Government Code
CGS	California Geologic Survey
CHRIS	California Historical Resources Information System
City	City of Corona
CNEL	community noise equivalent level
CNG	compressed natural gas
CNUSD	Corona-Norco Unified School District
CO	carbon monoxide

CO_2e	carbon dioxide equivalent
County	Riverside County
CPD	Corona Police Department
CPUC	California Public Utilities Commission
CRHR	California Register of Historic Places
dBA	A-weighted decibel
DEH	Riverside County Department of Environmental Health
DIF	Development Impact Fee
DOC	California Department of Conservation
DTSC	California Department of Toxic Substances Control
DWP	Corona Department of Water and Power
DWR	Department of Water Resources
EAP	Emergency Action Plan
EIR	Environmental Impact Report
EO	Executive Order
EOP	Emergency Operations Plan
ESA	environmental site assessment
EV	electric vehicle
EVMWC	Eagle Valley Mutual Water Company
FERC	Federal Energy Regulatory Commission
FESA	Federal Endangered Species Act
FMMP	Farmland Mapping and Monitoring Program
General Plan Update EIR	City of Corona General Plan Update Environmental Impact Report
GHG	greenhouse gas
Working Group	GHG CEQA Significance Threshold Working Group
gpcd	gallons per capita per day
gpd	gallons per day
GPS	global positioning system
GWh	gigawatt-hours
HABS	Historic American Buildings Survey
HAER	Historic American Engineering Record
HALS	Historic American Landscape Survey
HCD	California Department of Housing and Community Development
HAPS	hazardous air pollutants
HCM 6	Highway Capacity Manual 6
HCP	Habitat Conservation Plan
HGCWD	Home Gardens County Water District

HGSD	Home Garden Sanitary District
HQTA	High Quality Transit Area
HSC	California Health and Safety Code
HVAC	heating, ventilation and air conditioning
IS	Initial Study
kWh	kilowatt-hours
Ldn	day-night average sound level over a 24-hour period
Leq	equivalent continuous noise level
LHMP	Local Hazard Mitigation Plan
LID	Low Impact Development
LOS	level of service
LST	localized significance threshold
MACT	Maximum Achievable Control Technologies
mgd	million gallons per day
µg/m^3	microgram per cubic meter
mg/m^3	milligram per cubic meter
MMT	million metric tons
MRZ	Mineral Resource Zone
MSHCP	Multi-Species Habitat Conservation Plan
$MTCO_2e$	metric tons of carbon dioxide equivalent
$MTCO_2e/SP$	metric tons of carbon dioxide equivalent per service population
NAAQS	National Ambient Air Quality Standards
NAHC	National American Heritage Commission
NESHAPS	National Emissions Standards for Hazardous Air Pollutants
NHMLA	Natural History Museum of Los Angeles County
NHTSA	National Highway Traffic Safety Administration
NO_2	nitrogen dioxide
NOP	Notice of Preparation
NOx	Oxides of Nitrogen
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OEHHA	Office of Environmental Health Hazard Assessment
OHP	California Office of Historic Preservation
O_3	ozone
OITC	Outdoor/Indoor Transmission Class
OPR	California Governor's Office of Planning and Research
Pb	lead

$PM_{2.5}$	fine inhalable particulate matter less than 2.5 microns
PM_{10}	coarse inhalable particulate matter less than 10 microns
Ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PQS	Secretary of the Interior's Professionally Qualified Standards
PRC	Public Resources Code
PRMMP	Paleontological Resources Monitoring and Mitigation Plan
Project (proposed Project)	City of Corona General Plan Housing Element Rezoning Program Update Project
RHNA	Regional Housing Needs Assessment
RPS	Renewables Portfolio Standards
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SIP	State Implementation Plan
SLF	Sacred Lands File
SO_2	sulfur dioxide
SPP	Structure Protections Plan
SoCAB	South Coast Air Basin
SoCalGas	Southern California Gas Company
SOI	sphere of influence
SR	State Route
STC	Sound Transmission Class
SWPPP	Stormwater Pollution Prevention Plan
TAC	toxic air contaminants
TDM	Transportation Demand Management
TVPA	Temescal Valley Production Area
TVWP	Temescal Valley Water District
USACE	United States Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USFS	United States Forest Service
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone

WMI	Waste Management Inc.
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan
WRCRWA	Western Riverside County Regional Wastewater Authority
WRF	water reclamation facility

EXECUTIVE SUMMARY

ES.1 PURPOSE

This Draft Supplemental Environmental Impact Report (SEIR) to the Corona General Plan Technical Update 2020 Final Environmental Impact Report (FEIR) is prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code (PRC), Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000, et seq.) to evaluate the potential environmental impacts associated with the proposed City of Corona General Plan Housing Element Rezoning Program Update Project (Project). The purpose of this Draft SEIR is to inform decision makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed Project. This Draft SEIR describes potential impacts relating to a wide variety of environmental issues and the methods by which these impacts may be mitigated or avoided.

ES.2 PROJECT LOCATION

The Project is located in the City of Corona (Corona), which is in northwestern Riverside County (County). The City is generally bordered by the City of Norco and the City of Riverside to the north and northeast, the City of Chino Hills and the City of Yorba Linda to the northwest, the City of Anaheim to the west, the Cleveland National Forest and the Santa Ana Mountains to the southwest, and unincorporated Riverside County along the remaining City borders. The Project is interspersed throughout the City, which has a land area of approximately 40 square miles.

ES.3 PROJECT SUMMARY

In accordance with California Government Code Section 65584, projected housing needs for each city and county in the Southern California region are prepared by Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). The RHNA allocates regional housing needs by income level among member jurisdictions. California law established the planning period for the current RHNA from June 30, 2021, to October 15, 2029.

Implementation of the Project is intended to accommodate the planning of low- and moderate-income households in the City, in accordance with the City's recently adopted 2021-2029 Housing Element Update. In addition to including goals, policies, and implementation programs regarding housing issues, housing elements must include an inventory or list of housing sites at sufficient densities to accommodate a specific number of units at various levels of affordability assigned to the City by SCAG. The Housing Element Update includes an inventory of properties that are intended to be rezoned to high density residential or an Affordable Housing Overlay (AHO) zone in order to plan for low- and moderate-income units. The AHO zone is a new zoning designation that the City proposes to establish in order to create by-right development standards for affordable housing projects. The City also proposes to create development standards and architectural design guidelines for the AHO zone, which would cover existing properties that are developed

with non-residential uses. The AHO zone would allow these properties to be redeveloped with residential land uses should a percentage of the housing units include low- and moderate-income housing.

ES.4 AREA OF CONTROVERSY/ISSUES TO BE RESOLVED

Section 15123 of the CEQA Guidelines requires that a summary of an Environmental Impact Report (EIR) identify areas of controversy known to the lead agency, including issues raised by agencies and the public. On July 1, 2022, the City issued a Notice of Preparation (NOP) and Initial Study (IS) (Appendix A) to inform agencies and the general public that a SEIR was being prepared. The NOP was circulated between July 1, 2022, and August 1, 2022, for the statutory 30-day public review period. The City invited comments on the scope and content of the document, and participation at a public scoping meeting on July 20, 2022, at Corona City Hall Multi-Purpose Room. Appendix A of this Draft SEIR contains a scoping report listing the written comments received on the NOP and during the public scoping meeting. During the public comment period for the NOP, four comment letters were received regarding the proposed Project's Initial Study and none were received during the public scoping meeting. In general, areas of potential controversy known to the City include:

- Impacts related to air quality and greenhouse gas emissions
- Impacts related to the use of energy and resources
- Impacts to land use and planning
- Impacts to parks and recreation resources
- Impacts related to noise and vibration
- Impacts related to transportation and traffic
- Impacts related to tribal cultural resources

Table ES-1, Executive Summary of Impacts and Mitigation Measures, summarizes the detailed discussion contained in Section 3.0, Environmental Setting, Impacts and Mitigation, of this Draft SEIR.

ES.5 DISAGREEMENT AMONG EXPERTS

This Draft SEIR contains substantial evidence to support the conclusions presented herein. It is possible that there will be disagreement among various parties regarding these conclusions, although the City is not aware of any disputed conclusions at the time of this writing. Both the CEQA Guidelines and case law clearly provide the standards for treating disagreement among experts. Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the EIR must acknowledge the controversies, summarize the conflicting opinions of the experts, and include sufficient information to allow the public and decision-makers to make an informed judgment about the environmental consequences of the proposed Project.

ES.6 SIGNIFICANT UNAVOIDABLE IMPACTS

Project implementation would result in the following significant unavoidable adverse impacts:

- **Air Quality:** The proposed Project would conflict with or obstruct implementation of the applicable AQMP; would result in a cumulatively considerable net increase of VOCs, NO_x, PM_{10}, and $PM_{2.5}$ for which the project region is non-attainment under applicable federal or State ambient air quality standard; and would contribute to elevated levels of TACs in the air basin. Additionally, the Project would result in a cumulatively considerable contribution to a significant cumulative air quality impact. Therefore, impacts related to air quality would remain significant and unavoidable as noted in the General Plan EIR.

- **Greenhouse Gas Emissions:** Implementation of the proposed Project may not meet the long-term greenhouse gas reduction goal under Executive Order S-03-05 and would also result in a cumulatively considerable contribution to a significant cumulative greenhouse gas emission impact. Therefore, impacts related to greenhouse gas emissions would remain significant and unavoidable as noted in the General Plan EIR.

- **Noise:** Implementation of the proposed Project would result in impacts with respect to temporary construction noise and impacts would remain significant and unavoidable as noted in the General Plan EIR.

- **Transportation:** Implementation of the proposed Project would result in increase in VMT from existing conditions and would also result in a cumulative considerable contribution to a significant transportation impact, and therefore, impacts would remain significant and unavoidable as noted in the General Plan EIR.

ES.7 SUMMARY OF PROJECT ALTERNATIVES

An EIR must describe a range of reasonable alternatives to the project or alternative project locations that could feasibly attain most of the basic project objectives and would avoid or substantially lessen any of the significant environmental impacts of the proposed project. The alternative analysis must include the “No Project Alternative” as a point of comparison. The No Project Alternative includes existing conditions and reasonably foreseeable future conditions that would exist if the proposed Project were not approved (CEQA Guidelines Section 15126.6). The following alternatives are discussed further in Section 7.0, Alternatives, of this document.

Alternative 1 – No Project

CEQA Guidelines Section 15126.6(e)(1) requires that the no project alternative be described and analyzed, “to allow decision-makers to compare the impacts of approving the project with the impacts of not approving the project.” The no project analysis is required to discuss, “the existing conditions at the time the Notice of Preparation is published… as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services” (Section 15126.6(e)(2)).

The No Project Alternative assumed that no rezoning program would take place and the identified Project sites would continue to be designated as identified in the General Plan Update without any increase in residential density. The No Project Alternative would maintain the status quo of the General Plan Update and would not accommodate the City's state mandated RHNA allocation in accordance with the Housing Element for Planning Period 2021-2029. The No Project Alternative would not achieve any of the project objectives to provide adequate housing sites for all income levels within the City, promote housing opportunities that support the City's state mandated RHNA, promote fair housing opportunities that encourage access to lower- and moderate-income housing, and promote safe and healthy housing opportunities to discourage overcrowding.

Alternative 2 – Reduced Density Alternative Up To 45 Dwelling Units per Acre

The Project proposes to apply an AHO zone at a maximum density of 60 dwelling units per acre to 100 identified sites to accommodate 4,651 additional housing units. The Reduced Density Alternative would reduce the maximum density on the AHO zone parcels to 45 dwelling units per acre. The Reduced Density Alternative would reduce the number of residential units the AHO zone could accommodate to 3,492 dwelling units.

Vacant parcels (750 units) and nonvacant parcels (452 units) can accommodate a total of approximately 1,202 new housing units, and potential rezone parcels (368 units) and AHO parcels (3,492 units) at a maximum density of 45 units per acre can accommodate a total of approximately 5,062 additional housing units. Based on this, by implementing the Reduced Density Alternatives, the City would be able to accommodate the 2021-2029 RHNA and provide a RHNA-buffer of 4 percent for low-income households and a 1.5 percent buffer for moderate-income households.

Alternative 3 – Alternate Development Areas

Alternative 3 is consideration of different locations for redevelopment. A Citywide comprehensive land survey has been conducted, and the candidate sites have been selected in order to support the City's objectives to sustainably increase residential density, especially in a transit-oriented community. Consideration of alternative locations may take place in areas that are not well-suited for the intensified residential redevelopment or within a transit-oriented community. Development standards within transit-oriented communities aim to support the highest density for the proposed Project, as they are intended to encourage compact development, improve access to transit, and promote a pedestrian-oriented environment. Transit-oriented community development standards would require a minimum of 60 units per acre, as provided by the proposed Project.

ES.8 SUMMARY OF IMPACTS AND MITIGATION MEASURES

This Draft SEIR analyzes the potential environmental effect of the Project. The Initial Study (Appendix A) prepared for the Project determined that the following topics would have either no significant impact or impacts that would be reduced to less than significant with incorporation of mitigation measures identified in the City's General Plan EIR.

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing
- Utilities and Service Systems
- Wildfire

The Project would be required to comply with all mitigation measures identified in the Initial Study. For a complete discussion of potential impacts identified in the Initial Study, please refer to the specific discussion within each resource section of the Initial Study, included as Appendix A to this Draft SEIR.

The Initial Study identified impacts related to air quality, energy, greenhouse gas emission, land use and planning, noise, public services (parks), recreation, transportation and tribal cultural resources requiring a more detailed evaluation, which is discussed in Section 3.0, Environmental Setting, Impact, and Mitigation, of this Draft SEIR.

Table ES-1, Summary of Impacts and Mitigation Measures from the Initial Study, summarizes the potential environmental effects of the proposed Project and the mitigation measures from the Initial Study. Table ES-2, Summary of Impacts and Mitigation Measures from the SEIR, has been organized to correspond with environmental issues discussed in Section 3.0, Environmental Setting, Impacts and Mitigation, of this SEIR. Table ES-1 and ES-2 are arranged in four columns: 1) impacts; 2) level of significance without mitigation; 3) mitigation measures; and 4) level of significance with mitigation.

Pursuant to CEQA Guidelines Section 15093, if the proposed Project is approved as proposed, any impact noted in the summary as “significant” after mitigation would require the adoption of overriding considerations. As shown in Table ES-2, development of the proposed Project with mitigation measures would result in significant and unavoidable impacts to air quality, greenhouse gas emissions, noise and transportation. Therefore, a statement of overriding considerations would be required during certification of the Final SEIR.

Additionally, CEQA requires public agencies to establish a monitoring and reporting program for the purpose of ensuring compliance with those mitigation measures adopted as conditions of approval in order to mitigate or avoid significant environmental impacts identified in an EIR. A Mitigation Monitoring and Reporting Program, incorporating the mitigation measures set forth in this document, would be adopted at the time of certification of the Final SEIR.

Table ES-1: Summary of Impacts and Mitigation Measures from the Initial Study

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Initial Study Section 3.4 - Biological Resources			
Impact BIO-1: Would the project have a substantial adverse effect, either directly through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or regulated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Potentially Significant Impact	**Mitigation Measure BIO-1.** Applicants for future development projects shall include a biological resources survey if it has been determined that the site in its existing condition may contain biological habitat or species. The biological resources survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to: An analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity. A review of current land use and land ownership within the proposed development project vicinity. An assessment and mapping of vegetation communities present within the proposed development project vicinity. An evaluation of potential local and regional wildlife movement corridors. A general assessment of potential jurisdictional areas, including wetlands and riparian habitats. Habitat Assessment. If the proposed development project site supports vegetation communities that may provide habitat for plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area. Adjoining properties should also be surveyed where direct or indirect project effects, such as those from fuel modification or herbicide application, could potentially extend off-site. If feasible, the habitat assessment should be conducted during non-drought years. Vegetation communities should be classified and mapped to the alliance or association level using classification methods	Less than Significant Impact with Mitigation

		and membership rules according to A Manual of California Vegetation, 2nd edition (2009). Focused Surveys. If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species. The focused survey shall record the location and boundary of special status species by use of global positioning system (GPS). The number of individuals in each special status plant population shall be provided as counted (if population is small) or estimated (if population is large). If applicable, information about the percentage of individuals in each life stage, such as seedlings vs. reproductive individuals, should be provided. If feasible, images of the target species and representative habitats should be included to support information and descriptions. Preconstruction Surveys. If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required to ensure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist would perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area. Biological Resources Report. The results of the biological survey for proposed development projects with no significant impacts may be presented in a biological survey letter report. For proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance, the results of the biological survey shall be presented in a biological technical report.	
		Mitigation Measure BIO-2. If sensitive biological resources are identified within or adjacent to the proposed development project area, the construction limits shall be clearly flagged to ensure impacts to sensitive biological resources are avoided or minimized to the extent feasible. Prior to implementing construction activities, a qualified biologist shall verify that the flagging clearly delineates the construction limits and sensitive resources to be avoided.	

		Mitigation Measure BIO-3. If sensitive biological resources are known to occur within or adjacent to the proposed development project area, a project-specific contractor training program shall be developed and implemented to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and measures being implemented to avoid and/or minimize impacts to these species. A qualified biologist shall develop and implement the contractor training program.	
		Mitigation Measure BIO-4. If sensitive biological resources are present within or adjacent to the proposed development project area and impacts may occur from implementation of construction activities, a qualified biological monitor may be required during a portion or all of the construction activities to ensure impacts to the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be evaluated on a project-by-project basis. The qualified biological monitor shall be approved by the City on a project-by-project basis based on applicable experience with the sensitive biological resources that may be impacted.	
		Mitigation Measure BIO-7. The City of Corona shall require applicants for future development projects to contract with a qualified biologist to conduct a preconstruction general nesting bird survey within all suitable nesting habitats that may be impacted by active construction during general avian breeding season (February 1 through August 31). The preconstruction surveys shall be conducted no more than 7 days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of avian species covered by the Fish and Game Code are detected within the proposed development project area or within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies. Based on the discretion of the	

		qualified biologist, the 300-foot buffer may be expanded as appropriate to the species.	
Impact BIO-2: Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Potentially Significant Impact	Mitigation Measures BIO-1 through BIO-4 are required.	Less than Significant Impact with Mitigation
Impact BIO-3: Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Potentially Significant Impact	**Mitigation Measure BIO-5.** The City of Corona shall require applicants of development project that have the potential to affect jurisdictional resources to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the 1987 USACE *Wetland Delineation Manual and the Regional Supplement to the USACE Wetland Delineation Manual: Arid West Region* (USACE 2008) to map the extent of wetlands and non-wetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project. Applicants of development projects that have the potential to impact jurisdictional features, as identified in the wetland delineation letter report, shall obtain permits and authorizations from the Army Corps of Engineers, California Department of Fish and Wildlife, and/or Santa Ana Regional Water Quality Control Board. The regulatory agency authorization(s) would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.	Less than Significant Impact with Mitigation
Initial Study Section 3.5 – Cultural Resources			
Impact CUL-1: Would the project cause a substantial adverse change in the significance of	Potentially Significant Impact	**Mitigation Measure CUL-1.** Prior to any construction activities that may affect historical resources (i.e., structures 45 years or older), a historical resources assessment shall be performed by an architectural historian or historian who	Less than Significant

a historical resource as identified in Section 15064.5?		meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in architectural history or history. This shall include a records search to determine if any resources that may be potentially affected by the project have been previously recorded, evaluated, and/or designated in the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), or Corona Register of Historic Resources. Following the records search, the qualified architectural historian or historian shall conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation (OHP) guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project. Pursuant to the definition of a historical resource under CEQA, potential historical resources shall be evaluated under a developed historic context.	Impact with Mitigation
		Mitigation Measure CUL-2. To ensure that projects requiring the relocation, rehabilitation, or alteration of a historical resource not impair its significance, the Secretary of the Interior's Standards for the Treatments of Historic Properties shall be used to the maximum extent possible. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. Prior to any construction activities that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Corona.	
		Mitigation Measure CUL-3. If a proposed project would result in the demolition or significant alteration of a historical resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible. Recordation shall take the form of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation, and shall be performed by an architectural historian or historian who meets the PQS. Documentation shall include an architectural and historical narrative; medium- or large-format black and white photographs, negatives, and prints; and supplementary information such	

		as building plans and elevations, and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation would be developed at the project level.	
		Mitigation Measure CUL-4. If cultural resources that are eligible for listing to the NRHP, CRHR, or Corona Register of Historic Resources are identified within or adjacent to the proposed development, the construction limits shall be clearly flagged to assure impacts to eligible cultural resources are avoided or minimized to the extent feasible. Prior to implementing construction activities, a qualified archaeologist shall verify that the flagging clearly delineates the construction limits and eligible resources to be avoided. Since the location of some eligible cultural resources is confidential, these resources will be flagged as environmentally sensitive areas.	
Impact CUL-2: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Potentially Significant Impact	**Mitigation Measure CUL-5.** To determine the archaeological sensitivity for projects within the City, an archaeological resources assessment shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in either prehistoric or historic archaeology. The assessments shall include a California Historical Resources Information System (CHRIS) records search and a search of the Sacred Lands File (SLF) maintained by the Native American Heritage Commission (NAHC). The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are undeveloped to locate any surface cultural materials. *a.* If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II	Less than Significant Impact with Mitigation

		testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified archaeologist and shall be performed in accordance with the Office of Historic Preservation's *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (1990) and Guidelines for Archaeological Research Designs (1991).* b. If the archaeological assessment did not identify potentially significant archaeological resources within the proposed General Plan area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall monitor all ground disturbing construction and pre-construction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository. c. If the archaeological assessment did not identify potentially significant archaeological resources, but indicates the area to be of medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that	

		archaeological resources (artifacts or features) are exposed during ground disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.	
Initial Study Section 3.7 – Geology and Soils			
Impact GEO-6: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially Significant Impact	**Mitigation Measure GEO-1: High and Low-to-High Sensitivity.** In areas designated as having "high" or "low-to-high" sensitivity for paleontological resources, the project applicant shall be required to submit a Paleontological Resources Monitoring and Mitigation Plan (PRMMP). The PRMMP shall be prepared by a Qualified Paleontologist meeting the standards of Society of Vertebrate Paleontology (2010). The plan shall address specifics of monitoring and mitigation based on the project area and project's construction plan, and shall take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and changes to the regulatory framework at the time of analysis. The PRMMP shall be submitted to the City of Corona's Community Development Department prior to approval of a grading permit. **Mitigation Measure GEO-2: High Sensitivity.** Projects involving ground disturbances in previously undisturbed areas mapped as having "high" paleontological sensitivity shall be monitored by a qualified paleontological monitor on a full-time basis, under the supervision of the Qualified Paleontologist. Monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor shall have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, if the fossils are determined to be significant, professionally and efficiently recover the fossil specimens and collect associated data. The paleontological monitor shall use field data forms to record pertinent location and geologic data, measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities. **Mitigation Measure GEO-3: Low-to-High Sensitivity.** Projects involving ground disturbance in previously	Less than Significant Impact with Mitigation

		undisturbed areas mapped with "low-to-high" paleontological sensitivity shall require monitoring if construction activity exceeds the depth of the low-sensitivity surficial sediments. The underlying sediments may have high sensitivity; therefore, work in those units shall require paleontological monitoring, as designated by the Qualified Paleontologist in the Paleontological Resources Monitoring and Mitigation Plan (PRMMP).	
		Mitigation Measure GEO-6: All Projects. In the event of any fossil discovery, regardless of depth or geologic formation, construction work shall halt within a 50-foot radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology (2010). The most likely repository is the Natural History Museum of Los Angeles County (NHMLA). The repository shall be identified, and a curatorial arrangement shall be signed, prior to collection of the fossils.	
Initial Study Section 3.12 – Mineral Resources			
Impact MIN-1: Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Potentially Significant Impact	**Mitigation Measure MIN-1.** Prior to project approval for proposed development of properties classified as either regionally significant construction aggregate MRZ-2 or industrial minerals MRZ-2a, a mineral resource evaluation shall be conducted to determine the significant and economic viability of mining the resource. If development of a property would preclude future extraction of a significant mineral resource, in accordance with CEQA, the City shall make the appropriate findings and adopt a Statement of Overriding Considerations prior to permitting development of the property.	Less than Significant Impact with Mitigation
		Mitigation Measure MIN-2. Prior to approval of any project on lands classified as either regionally significant construction aggregate MRZ-2 or industrial mineral MRZ-2a, a report shall be prepared that analyzes the project's value in relation to the mineral values found onsite. The analysis shall consider the importance of construction aggregate mineral resource onsite to the market region as a whole,	

		and not just the importance of the resources found within the City and SOI. The report shall be submitted to the City, such that the City has adequate information to develop a statement of reasons for permitting the proposed land use to the California Department of Conservation, State Mining and Geology Board, for subsequent review, in accordance with SMARA, Article 2, Section 2762 and 2763 for areas designated of regional significance.	

Table ES-2: Summary of Impacts and Mitigation Measures from the SEIR

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
SEIR Section 3.1 – Air Quality			
Impact AIR-1: Would the project conflict with or obstruct implementation of the applicable air quality plan?	Potentially Significant Impact	**Mitigation Measure AQ-1.** Project proponents of new development projects shall incorporate mitigation measures to reduce air pollutant emissions during construction activities. Mitigation measures shall be incorporated into all appropriate construction documents/plans (e.g., construction management plans) submitted to the City and shall be verified by the City's Development Services Division. Mitigation measures to reduce construction related emissions could include, but are not limited to: • Requiring fugitive-dust control measures that exceed SCAQMD's Rule 403, such as: o Use of nontoxic soil stabilizers to reduce wind erosion. o Applying water every four house to active soil-disturbing activities. o Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials. o Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower.	Significant and Unavoidable

		○ Ensuring that construction equipment is properly serviced and maintained to the manufacturer's standards. ○ Limiting nonessential idling of construction equipment to no more than five consecutive minutes. ○ Limiting onsite vehicle travel speeds on unpaved roads to 15 miles per hour. ○ Installing wheel washers for all existing trucks or wash off all trucks and equipment leaving the project area. ○ Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufacturers can be found on the SCAQMD's website at http://www.aqmd.gov/docs/default-source/planning/architectural-coatings/super-compliant-manf-list.pdf?sfvrsn=71.	
		Mitigation Measure AQ-2. Project proponents of new development projects shall incorporate mitigation measures to reduce air pollutant emissions during operational activities. Mitigation measures shall be included on construction drawings associated with the project's permit. Mitigation measures to reduce long-term emissions could include, but are not limited to the following: • For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions. • Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. • Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485). • Provide changing/shower facilities as specific in Section A5.106.4.3 of the California Green Building Standards (CALGreen) Code (Nonresidential Voluntary Measures).	

		• Provide bicycle parking facilities per Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code. • Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of the CALGreen Code (Nonresidential Voluntary Measures). • Provide facilities to support electric charging stations per Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section A5.106.8.2 (Residential Voluntary Measures of the CALGreen Code. • Applicant-provided appliances shall be Energy Star-certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star-certified or equivalent appliances shall be verified by Building and Safety during plan check. • Applicants for future development projects along existing and planned transit routes shall coordinate with the City of Corona and Riverside Transit to ensure that bus pads and shelter improvements are incorporated, as appropriate.	
Impact AIR-2: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable Federal or State ambient air quality standard?	Potentially Significant Impact	Mitigation Measures AQ-1 and AQ-2 are required.	Significant and Unavoidable
Impact AIR-3: Would the project expose sensitive receptors to substantial pollutant concentrations	Potentially Significant Impact	Mitigation Measures AQ-1 and AQ-2 are required.	Significant and Unavoidable
SEIR Section 3.3 – Greenhouse Gas Emissions			
Impact GHG-1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially Significant Impact	**Mitigation Measure GHG-1.** The City of Corona shall update the Climate Action Plan (CAP) every five years to ensure the City is monitoring the plan's progress toward achieving the City's GHG reduction target and to require amendment if the plan is not achieving specified level. The update shall consider a trajectory consistent with the greenhouse gas (GHG) emissions reduction goal established under Executive Order S-03-05 for year 2050 and the latest applicable statewide legislative GHG emission reduction that may be in effect at the time of the CAP update (e.g., Senate Bill 32 for year 2030). The CAP update shall include the following: • GHG inventories of existing and forecast year GHG levels	Significant and Unavoidable

		• Tools and strategies for reducing GHG emissions to ensure a trajectory with the long-term GHG reduction goal of Executive Order S-03-05 • Plan implementation guidance that includes, at minimum, the following components consistent with the proposed CAP: o Administration and Staffing o Finance and Budgeting o Timelines for Measure Implementation o Community Outreach and Education o Monitoring, Reporting, and Adaptive Management Tracking Tools	
SEIR Section 3.5 - Noise			
Impact NOI-1: Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Potentially Significant Impact	**Mitigation Measure N-1.** Construction contractors shall implement the following measures for construction activities conducted in the City. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans submitted to the City. The City Corona Public Works Department shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. • During the active construction period, equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. • Impact tools (e.g., jack hammers and hoe rams) shall be hydraulic- or electric-powered wherever feasible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment such as generators and air compressors shall be located as far as feasible from noise-sensitive uses. • Stockpiling shall be located as far as feasible from noise-sensitive receptors. • Construction traffic shall be limited—to the extent feasible—to approved haul routes established by the City. • Prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public,	Significant and Unavoidable

		that includes permitted construction days and hours, as well as the contact information of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the City. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall be responsible for adjusting alarms based on the background noise level, or to utilize human spotters when feasible and in compliance with all safety requirements and laws. • When construction noise is predicted to exceed established noise standards and when the anticipated construction duration is two years or more, contractors shall erect temporary noise barriers, where feasible.	
Impact NOI-2: Would the project exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Potentially Significant Impact	**Mitigation Measure N-2.** Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster), or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry), or the City threshold of 0.05 in/sec RMS (94 VdB). If vibration levels would exceed this threshold, alternative uses such static rollers and drilling piles as opposed to pile driving shall be used.	Less than Significant Impact with Mitigation
SEIR Section 3.9 – Tribal Cultural Resources			

Impact TCR-1: Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	Potentially Significant Impact	**Mitigation Measure CUL-5.** To determine the archaeological sensitivity for projects within the City, an archaeological resources assessment shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in either prehistoric or historic archaeology. The assessments shall include a California Historical Resources Information System (CHRIS) records search and a search of the Sacred Lands File (SLF) maintained by the Native American Heritage Commission (NAHC). The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are undeveloped to locate any surface cultural materials. a. If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified archaeologist and shall be performed in accordance with the Office of Historic Preservation's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (1990) and Guidelines for Archaeological Research Designs (1991). b. If the archaeological assessment did not identify potentially significant archaeological resources within the proposed General Plan area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall monitor all ground disturbing construction and pre-construction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that	Less than Significant with Mitigation

		archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository. c. If the archaeological assessment did not identify potentially significant archaeological resources, but indicates the area to be of medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.	
		Mitigation Measure TCR-1. Tribal Cultural Resources Monitoring. The project archaeologist, in consultation with interested tribes, the developer and the City of Corona, shall develop an Archaeological Monitoring Plan (AMP) to address the details, timing and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include: 1. Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling; 2. The development of a rotating or simultaneous schedule in coordination with the developer and the project archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists (if the tribes cannot come to an agreement on the rotating or simultaneous schedule of tribal monitoring, the Native American Heritage Commission	

		shall designate the schedule for the onsite Native American Tribal Monitor for the proposed project); 3. The protocols and stipulations that the developer, City, Tribes and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. At least 30-days prior to application for a grading permit and before any brush clearance, grading, excavation and/or ground disturbing activities on the site take place, the future developer shall retain a tribal cultural monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Pursuant to the AMP, a tribal monitor from the consulting tribe (e.g., Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians, or Gabrieleño Band of Mission Indians – Kizh Nation) shall be present during the initial grading activities. If tribal resources are found during grubbing activities, the tribal monitoring shall be present during site grading activities.	
		Mitigation Measure TCR-2. Treatment and Disposition of Cultural Resources. In the event that Native American cultural resources are inadvertently discovered during the course of any ground disturbing activities, including but not limited to brush clearance, grading, trenching, etc. grading for the proposed project, 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 oversite of the process; and 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona with evidence of same: a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to	

		protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, basic analysis, and other analyses as recommended by the project archaeologist and approved by consulting tribes and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality; b. A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation; c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the San Bernardino County Museum by default; d. 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, County Museum, and consulting tribes.	
		Mitigation Measure TCR-3. During construction activities, the project applicant shall allow additional archaeological monitors of Native American tribes to access the project site on a volunteer basis to monitor grading and excavation activities.	

ES.9 REVIEW OF THE FINAL DRAFT EIR

The Draft SEIR will be available for public review for the statutory 45-day review period, and will circulate starting September 19, 2022, and end November 2, 2022. During the public review period, the Draft EIR, including the technical appendices, will be available electronically at: www.CoronaCA.gov/GPUpdate. If you wish to request a hard copy of the Draft EIR, please contact the City Planning and Development Department at (951) 736-2434 to make arrangements.

Please indicate a contact person for your agency or organization and send your comments to: GPUpdate@CoronaCA.gov.

1.0 INTRODUCTION

1.1 OVERVIEW OF THE CEQA PROCESS

This Draft Supplemental Environmental Impact Report (SEIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate potential environmental impacts associated with the implementation of the City of Corona General Plan Housing Element Rezoning Program Update Project (Project). This document is prepared in conformance with CEQA (California PRC Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000, et seq.). This Draft SEIR is intended to serve as an informational document for the public agency decision makers and the public regarding the Project.

1.1.1 Overview

The City's General Plan Update Environmental Impact Report (EIR) anticipated an additional 5,494 residential units within the City through buildout of the General Plan. However, the Regional Housing Needs Allocation (RHNA) allocation for the Housing Element Update exceeds the City's housing unit projection for Year 2040 in the General Plan Update. Currently, the City's RHNA allocation of 6,088 units exceeds its projected housing growth by 594 units, in addition to accommodating an additional buffer.

Therefore, the City is proposing a rezoning program to accommodate the planning of additional low- and moderate-income households as required by the state's RHNA allocation for the City. The additional 594 housing units from the RHNA were not known at the time the General Plan Update EIR was prepared, potentially resulting in additional impacts that were not evaluated in the General Plan Update EIR. As such, supplemental environmental evaluation is required pursuant to CEQA to address the potential impacts from growth that could occur as a result of future Project implementation. Therefore, this SEIR analyzes the additional RHNA allocation and planned buffer for additional housing that was not analyzed in the City's General Plan Update EIR.

1.1.2 Purpose and Authority

The City of Corona (City), as the Lead Agency, has prepared this Draft Supplemental Environmental Impact Report (SEIR) to the Corona General Plan Technical Update 2020 Final Environmental Impact Report (FEIR) for the City of Corona General Plan Housing Element Rezoning Program Update Project (Project) in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

As provided in Section 15121(a) of the CEQA Guidelines, "An EIR is an informational document which will inform public agency decision makers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency."

As the CEQA Lead Agency for this Project, the City is required to consider the information in the EIR along with any other available information in deciding whether to approve the project. In accordance with CEQA,

this SEIR provides objective information regarding the environmental impacts of the Project to the decisionmakers who will be considering Project approval. As provided in the CEQA Guidelines, the basic requirements for an EIR include discussions of the environmental setting, significant environmental impacts including growth-inducing impacts, cumulative impacts, mitigation measures, and alternatives. It is not the intent of an EIR to recommend either approval or denial of a project.

The CEQA Guidelines contain the following general information of the role of an EIR and its contents:

> **Section 15145 – Speculation.** If, after thorough investigation, a Lead Agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact.
>
> **Section 15151 – Standards for Adequacy of an EIR.** An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information that enables them to make a decision that intelligently considers environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good-faith effort at full disclosure.

1.1.3 Type of Environmental Impact Report

This a Supplemental EIR. Pursuant to CEQA Guidelines Section 15162, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines one or more of the following:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as completed, shows any of the following:
    - The project will have one or more significant effects not discussed in the previous EIR;
    - Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantial reduce one or more significant effects of the project. But the project proponents decline to adopt the mitigation measures or alternatives; or
- Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Under CEQA Guidelines Section 15163, the lead or responsible agency may choose to prepare a supplemental EIR rather than subsequent EIR if:

- Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and
- Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

The City, as the lead agency, has decided to prepare a SEIR as it would adequately address impacts from minor changes to the Corona General Plan Technical Update 2020 FEIR resulting from the Project. As required by CEQA, this SEIR will only contain the information necessary to analyze the project modifications, changed circumstances, or new information that triggered the need for additional environmental review. The SEIR will only contain the information necessary to make the previous EIR adequate for the project as revised, shall be given the same kind of notice and public review as is given to the draft EIR under CEQA Guidelines Section 15087, and may be circulated by itself without re-circulation the previous draft or final EIR.

1.1.4 Lead Agency Determination

The City of Corona is designated as the lead agency for the Project. CEQA Guidelines Section 15367 defines the lead agency as “the public agency, which has the principal authority for carrying out or approving a project.” Other public agencies may use this Draft SEIR in the decision-making or permit process and consider the information in the Draft SEIR along with other information that may be presented during the CEQA process.

This Draft SEIR was prepared by the City with technical assistance provided by Stantec Consulting Services Inc. (Stantec), an environmental consultant. Prior to public review, this Draft SEIR was extensively reviewed and evaluated by the City staff and, as such, the Draft SEIR reflects the independent judgement and analysis of the City as required by CEQA. List of organizations and persons consulted, and the report preparation personnel, are provided in Section 8.0 of this Draft SEIR.

1.1.5 Project of Statewide, Regional or Areawide Environmental Significance

CEQA Guidelines Section 15206 identifies the types of projects considered to be of Statewide, Regional, or Areawide Significance. When a project is classified, its draft EIR shall be submitted to the State Clearinghouse of the Governor’s Office of Planning and Research (OPR), as well as the appropriate metropolitan area council of government.

The Project meets the following criteria defining projects of Statewide, Regional, or Areawide Significance:

- A proposed local general plan, element, or amendment thereof, for which an EIR was prepared.

1.2 SCOPE OF THE SEIR

1.2.1 Notice of Preparation and Scoping

Pursuant to CEQA and CEQA Guidelines, a lead agency shall focus an EIR discussion on potentially significant environmental effects and may limit discussion on other effects to brief explanations about why they are not significant (PRC Section 21002.1, CEQA Guidelines Section 15128). A determination of which impacts would be potentially significant was made for this project based on review of the information presented in the Initial Study prepared for the Project and comments received as part of the public scoping process (Appendix A), as well as additional research of relevant project data obtained during preparation of this SEIR. This SEIR addresses the potential environmental effects of the Project. The City distributed a Notice of Preparation (NOP) and Initial Study (IS) of a Draft SEIR for the Project beginning on July 1, 2022. The public scoping meeting on the Draft SEIR for the Project was held on July 20, 2022. The comments received on the NOP were considered in the preparation of this Draft SEIR. The scope of this Draft SEIR includes the potential impacts identified in the NOP and issues raised by agencies and the public in response to the NOP.

The City has determined that the Project has the potential to result in significant environmental impacts on the following resources, which are addressed in detail in this Draft SEIR.

- Air Quality
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources

Please refer to Section 1.2.2, Environmental Issues Determined Not to be Significant, for a list of environmental issues determined to be not significant.

1.2.2 Environmental Issues Determined Not to be Significant

Pursuant to CEQA, the discussion of the potential effects on the physical environment is focused on those impacts that may be significant or potentially significant. CEQA allows a lead agency to limit the details of discussion of the environmental effects that are not considered potentially significant (PRC Section 21100, CEQA Guidelines Section 15126.2[a] and 15128). CEQA requires that the discussion of any significant effects on the environment be limited to substantia or potentially substantial adverse changes in physical conditions that exist within the affected area, as defined in PRC Section 21060.5. Effects dismissed in an analysis as clearly insignificant and unlikely to occur need not be discussed further in the draft EIR unless the lead agency subsequently receives information inconsistent with the finding (CEQA Guidelines Section 15143).

Based on a review of the project information provided in the NOP and comments received as part of the public scoping process (Appendix A), as well as additional research and analysis of relevant project data obtained during preparation of this Draft SEIR, the following were identified as resources that would not experience any significant environmental impacts from the Project. Accordingly, these resources are not addressed further in this Draft SEIR but are identified below.

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing
- Utilities and Service Systems
- Wildfire

In addition, certain subjects within various environmental resource topics were determined not to be significant. Other potentially significant issues are analyzed within these environmental resource topics; however, the following issues are not analyzed:

- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Section 3.6, Energy)
- For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Section 3.13, Noise)
- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
    - Fire protection?
    - Police protection?
    - Schools?
    - Other public facilities? (Section 3.15, Public Services)
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersection(s) or incompatible uses (e.g. farm equipment))? (Section 3.17, Transportation)
- Result in inadequate emergency access? (Section 3.17, Transportation)

1.3 ORGANIZATION OF THE SEIR

This Draft SEIR is organized into the following main sections:

Section ES: Executive Summary. This section includes a summary of the Project and alternatives to be addressed in the Draft SEIR. A brief description of the areas of controversy and issues to be resolved, in addition to a table that summarizes the impacts, mitigation measures, and level of significance after mitigation, are also included in this section.

Section 1.0: Introduction. This section provides an introduction and overview describing the purposes of this draft EIR, its scope and components, and its review and certification process.

Section 2.0: Project Information and Description. This section includes a detailed description of the Project, including its location, site and project characteristics. A discussion of project objectives, intended uses of the Draft SEIR, responsible agencies, and approvals that are needed for the Project are also provided.

Section 3.0: Environmental Settings, Impacts and Mitigation. This section analyzes the environmental impacts of the Project. Impacts are organized by major topic areas. Each topic area includes a description of the environmental and regulatory setting, methodology, significance criteria, impacts, mitigation measures, and level of significance after mitigation. This section also addresses cumulative impacts. The specific environmental topics that are addressed within Section 3.0 are as follows:

Section 3.1: Air Quality. Addresses the potential air quality impacts associated with Project implementation, as well as consistency with adopted air quality plans.

Section 3.2: Energy. Addresses the potential impacts due to wasteful, inefficient, or unnecessary consumption of energy resources.

Section 3.3: Greenhouse Gas Emissions. Addresses the potential impacts of greenhouse gas emissions generated by construction and operation of the Project.

Section 3.4: Land Use and Planning. Addresses whether the Project would conflict with a land use plan, policy, or regulation.

Section 3.5: Noise. Addresses the potential noise impacts during construction and at project buildout from mobile and stationary sources and addresses the impact of noise generation on neighboring uses.

Section 3.6: Public Services. Addresses the potential impacts on public service providers, specifically parks.

Section 3.7: Recreation. Addresses the potential impacts on recreational facilities.

Section 3.8: Transportation. Addresses the potential impacts on the local and regional roadway system, public transportation, bicycle, and pedestrian access.

Section 3.9: Tribal Cultural Resources. Addresses the potential impacts of Project development on tribal cultural resources (TCRs).

Section 4.0: Growth Inducing Impacts.

Section 5.0: Significant and Irreversible Environmental Changes.

Section 6.0: Significant and Unavoidable Impacts.

Section 7.0: Alternatives. This section compares the impacts of the Project with three project alternatives: the No Project Alternative, Reduced Density Alternative, and the Alternative Development Area Alternative. An environmentally superior alternative is identified.

Section 8.0: Report Preparation. This Section contains a full list of persons and organizations that were consulted during the preparation of this Draft SEIR, as well as the authors who assisted in the preparation of the Draft SEIR, by name and affiliation.

Section 9.0: References. This section contains a full list of references that were used in the preparation of this Draft SEIR.

1.4 DOCUMENTS INCORPORATED BY REFERENCE

As permitted by CEQA Guidelines Section 15150, this Draft SEIR has referenced several technical studies, analyses, and previously certified environmental documentation. Information from the documents, which have been incorporated by reference, has been briefly summarized in the appropriate section(s). The relationship between the incorporated part of the referenced document and the Draft SEIR has also been described. The documents and other sources that have been used in the preparation of this Draft SEIR include, but are not limited to:

- City of Corona General Plan Update
- City of Corona General Plan Update EIR
- City of Corona 2021 Housing Element Update General Plan EIR Addendum

1.5 DOCUMENTS PREPARED FOR THE PROJECT

The following technical studies and analyses were prepared for the Project:

- IS/NOP with Comments Received (Appendix A)

1.6 REVIEW OF THE DRAFT SEIR

Publication of this Draft SEIR will make the beginning of a 45-day public review period, from September 19, 2022 through November 2, 2022. During this period, the Draft SEIR will be available to the public and local, state, and federal agencies for review and comment. Notice of availability and completion of this Draft SEIR will be sent directly to every agency, person, and organization that commented on the NOP, as well as the Office of Planning and Research. Written comments concerning the environmental review contained in this Draft SEIR during the 45-day public review period should be submitted in writing and emailed to:

GPUpdate@CoronaCA.gov

Or mailed to:

City of Corona City Hall
Planning and Development Department
400 South Vicentia Avenue
Corona, California 92882

Following the conclusion of the 45-day public review period, the City will prepare a Final SEIR in conformance with CEQA Guidelines Section 15132. The Final SEIR will consist of:

- Revisions to the Draft SEIR text, as necessary;
- List of individuals and agencies commenting on the Draft SEIR;
- Responses to comments received on the Draft SEIR, in accordance with CEQA Guidelines (Section 15088);
- Copies of letters received on the Draft SEIR.

Section 15091(a) of the CEQA Guidelines stipulates that no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings. If the lead agency approves a project despite is resulting in significant adverse environmental impacts that cannot be mitigated to a less than significant level, the agency must state the reasons for it action in writing. The Statement of Overriding Considerations must be included in the record of project approval.

If the Project is approved, the City will file a Notice of Determination (NOD) within five days of project approval, which will be available for public inspection and posted within 24 hours of receipt at the County Clerk's Office and State Clearinghouse and available for public inspection for 30 days. The filing of the NOD starts a 30-day statute of limitations on court challenges to the approval under CEQA (CEQA Guidelines Section 15094(g)).

2.0 PROJECT INFORMATION AND DESCRIPTION

2.1 PROJECT DESCRIPTION

2.1.1 Proposed AHO and Rezoning Program

The City's General Plan was recently updated in 2020 and included adoption of the City of Corona General Plan Update Environmental Impact Report (General Plan EIR), a Programmatic EIR certified on June 30, 2020. As part of the General Plan Update effort, the City's 2021-2029 Draft Housing Element was adopted by the City Council on November 3, 2021, and has been reviewed by the California Department of Housing and Community Development (HCD). The City is continuing to work with HCD on obtaining Housing Element compliance.

The General Plan Update EIR anticipated an additional 5,494 residential units; however, the RHNA allocation for the Housing Element Update now exceeds the City's housing unit projection for Year 2040 in the General Plan Update. The City's total RHNA allocation is 6,088 units with 3,888 allocated to low- and moderate-income housing units, consisting of 2,792 units and 1,096 units, respectively. Currently the City's RHNA allocation of 6,088 exceeds it projected housing growth by 594 units, in addition to accommodating an additional buffer.

As such, the City is now proposing a rezoning program to accommodate the planning of low- and moderate-income households as required by the state's RHNA allocation for the City. These additional 594 housing units from the RHNA were not known at the time of the General Plan Update EIR. Therefore, supplemental environmental evaluation pursuant to CEQA is required to address the potential impacts from growth that could occur as a result of Project implementation.

The proposed Project is ultimately implementing the General Plan. As such, the General Plan Update EIR is incorporated by reference herein, as the evaluations of potential environmental impacts associated with adoption of the General Plan include mitigation measures and consistency evaluations which are directly applicable to the proposed Project.

The City's Housing Element Update includes an inventory of properties that are intended to be rezoned to high density residential or an AHO zone in order to plan for potential site to accommodate the RHNA allocation of units that would also be suitable for low- and moderate- income units. The AHO zone is a new zone being proposed by the City to establish by-right development standards for affordable housing projects. The AHO zone will cover existing properties that are currently developed with non-residential land uses. General Plan designations and zoning would remain, with overlays added, which would allow property owners to have the option to develop under either set of standards (the underlying General Plan and zoning or the AHO). The City is proposing to create development standards (i.e., criteria for building setbacks, parking, building height, landscaping, open space amenities, lot coverage, etc.) and architectural design guidelines for the AHO zone.

In addition to the RNHA allocation, a buffer is necessary to ensure that if one or more of the identified candidate sites are developed at lower densities or with non-housing uses, there would be remaining capacity to ensure an ongoing supply of site for housing during the eight-year-cycle of the Housing Element. If there were no buffer provided, then the City could be obliged to identify new sites and amend the Housing Element if an identified site were developed with a non-housing project or developed at a density less than that anticipated in the Housing Element. The need for a substantial buffer is even more important during this cycle because of new rules in the Housing Accountability Act's "non net loss" provisions. Senate Bill (SB) 166 (2017) requires that the land inventory and site identification programs in the Housing Element always include sufficient sites to accommodate the unmet RHNA. This means that if a site identified in the Housing Element as having the potential to accommodate the lower-income housing portion of the RHNA is actually developed for higher income level, the locality must either: 1) identify and rezone, if necessary, and adequate substitute site; or 2) demonstrate that the land inventory already contains an adequate substitute site. Providing an adequate buffer is necessary to ensuring that the City remains complaint with the provisions of SB 166.

2.2 PROJECT LOCATION

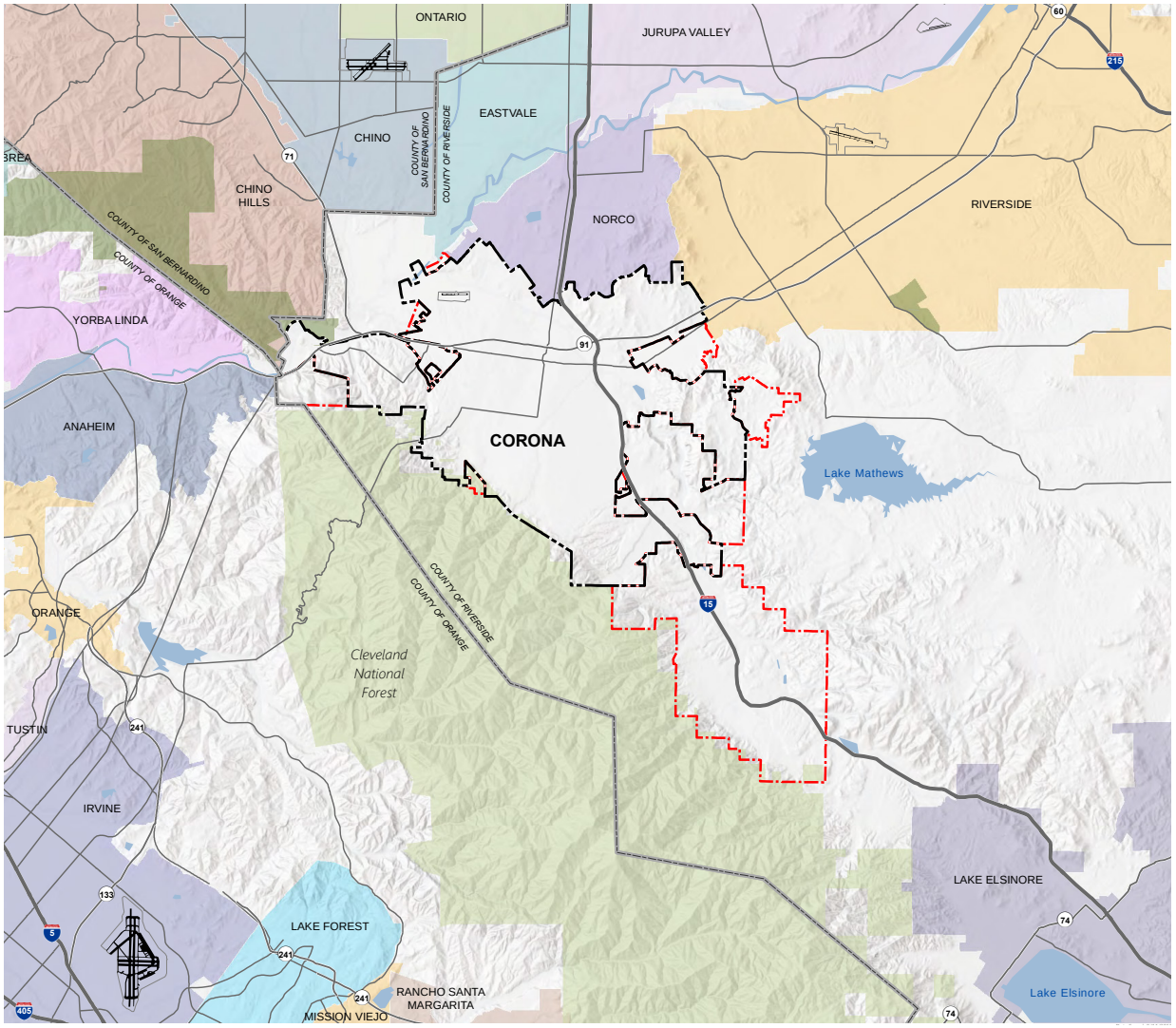
The Project is located in the City of Corona (Corona), which is in northwestern Riverside County (County). The City is generally bordered by the City of Norco and the City of Riverside to the north and northeast, the City of Chino Hills and the City of Yorba Linda to the northwest, the City of Anaheim to the west, the Cleveland National Forest and the Santa Ana Mountains to the southwest, and unincorporated Riverside County along the remaining City borders, as shown in Figure 1. The Project is interspersed throughout the City, which has a land area of approximately 40 square miles, as shown in Figure 2. The Project would affect specific parcels within the City, by proposing to rezone parcels to accommodate high density residential uses or an Affordable Housing Overlay (AHO) zone in order to plan for additional affordable housing units, as shown in Figure 3.

2.2.1 Current Site Conditions

The Project site expands across various urban and suburban areas of the City, as shown in Figure 3. AHO properties fall within the North Main Specific Plan and the Downtown Revitalization Specific Plan. The North Main Street District Specific Plan was adopted in 2000 to guide future development for properties within the Specific Plan area north of Grand Boulevard. The Downtown Revitalization Specific Plan (1998) for the City of Corona serves to guide and shape future development of downtown over the next 10 to 15 years. The City has identified a number of potential sites for the proposed AHO zone and for rezoning. Current General Plan land use designations and proposed zoning are defined in Table 2.2-1 below.

2.2.2 Surrounding Land Uses

As the existing land uses are comprised of a variety of land uses across the City, the surrounding land uses are similarly varied in character. They consist of residential development, vacant land, commercial and retail uses, parking lots, mobile home parks, institutional and industrial uses, as well as other urban and suburban land uses throughout the City.



Source: City of Corona General Plan Update EIR, 2019

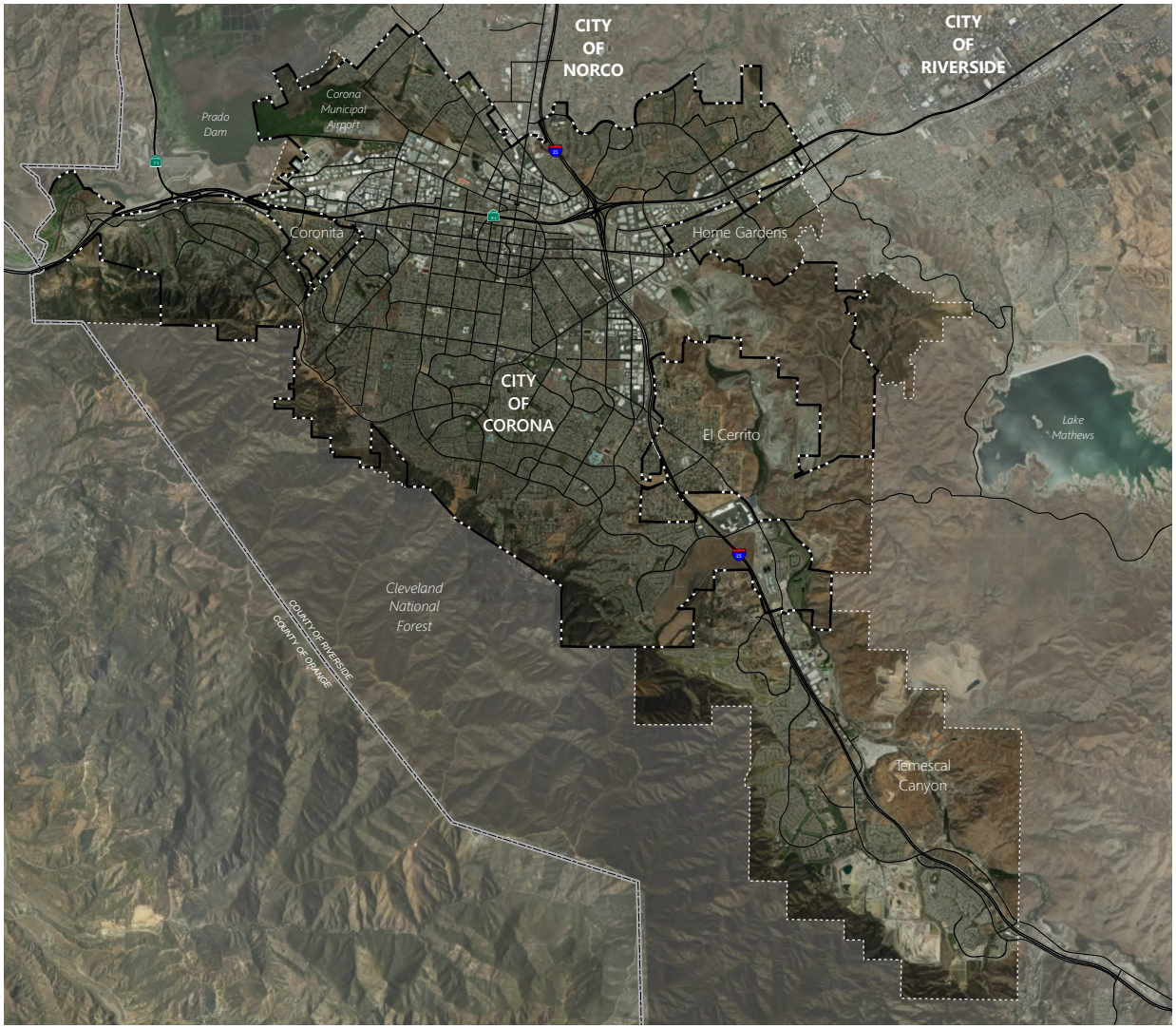
Stantec

Project Location
Corona, California

Client/Project
City of Corona
City of Corona General Plan Housing Element Rezoning Program Update Project Supplemental EIR

Figure No.
1

Title
Regional Location Map



Source: City of Corona General Plan Update EIR, 2019

Miles
0 0.5 1 1.5 2 2.5 3

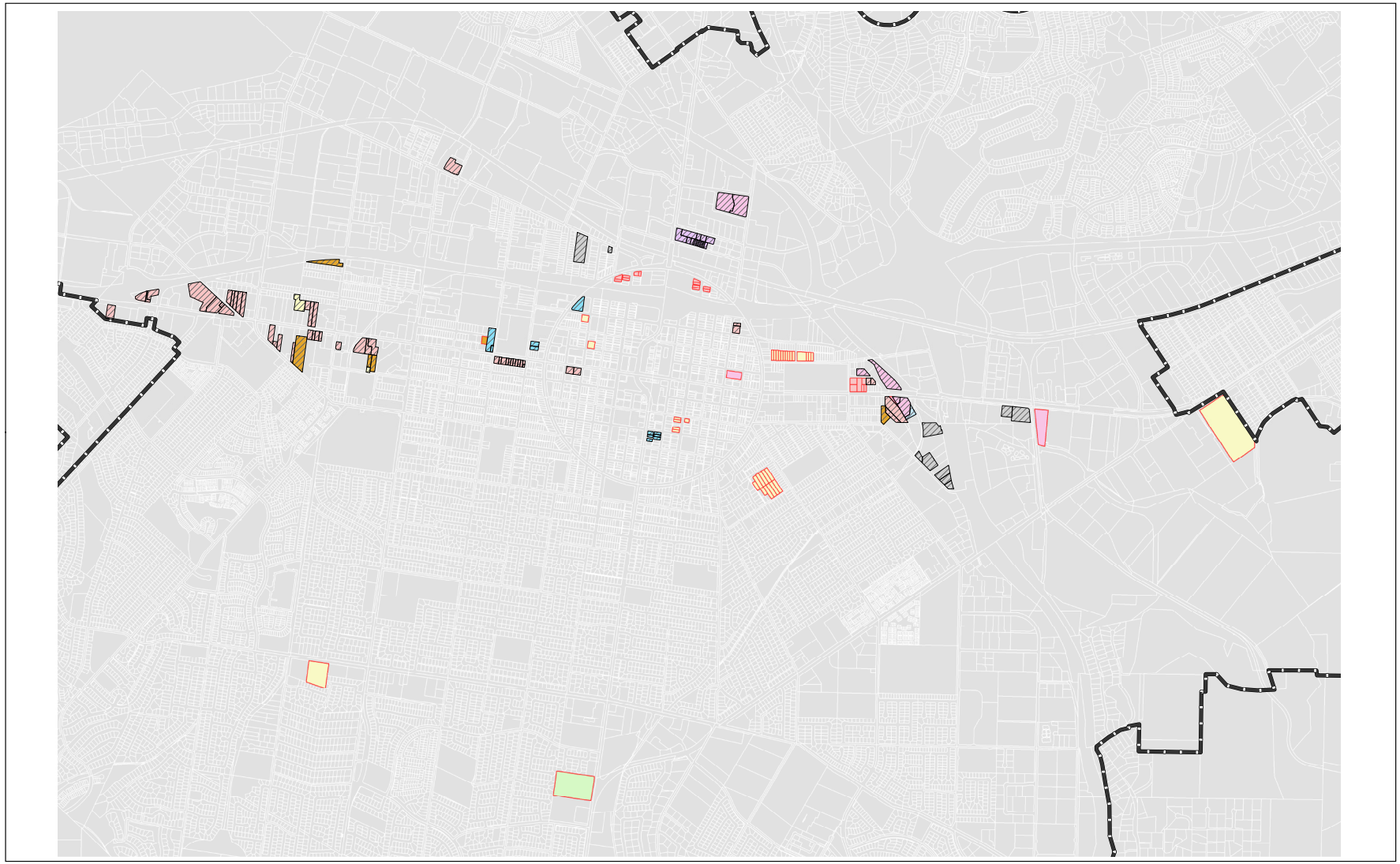
Stantec

Project Location
Corona, California

Client/Project
City of Corona
City of Corona General Plan Housing Element Rezoning Program Update Project Supplemental EIR

Figure No.
2

Title
City of Corona Map



Source: City of Corona, 2022

N

1 : 1,250

0 1,250 2,500 ft

City Limits

Affordable Housing Overlay Sites

Rezone Parcels

Existing Zoning

Commercial

Commercial/Office

Flood Control

High Density Residential

Low Density Residential

Light Industrial

Mixed Use

Quasi Public

Agriculture

Stantec

Project Location

Corona, California

Client/Project

City of Corona

City of Corona General Plan Housing Element Rezoning Program Update Project Supplemental EIR

Figure No.

3

Title

City AHO Sites and Rezone Parcels

Table 2.2-1: General Plan and Zoning Code Definitions

General Plan Land Use Designation or Zoning	Abbreviation
General Plan Land Use Designation	
Business Park	BP
General Commercial	GC
High Density Residential	HDR
Medium Density Residential	MDR
Mixed Use 1 – Commercial/Residential	MU1
Mixed Use 2 – Commercial/Industrial	MU2
Low Density Residential	LDR
Light Industrial	LI
Office Park	OP
Zoning	
Agriculture	A
Affordable Housing Overlay	AHO
Business Park	BP
Restricted Commercial	C2
General Commercial	C3
Community Services	CS
Gateway Business	GB
General Commercial	GC
Light Manufacturing	M1
Multi Family	MF
Multi Family Residential 1	MF1
Multi Family Residential	MFR
Mobile Home Park	MP
Mixed Use	MU
Single-Family Residential (7,200 square-foot lot minimum)	R1-7.2
Single-Family Residential (9,600 square-foot lot minimum)	R1-9.6
Low Density Multiple Family Residential	R2
Multiple Family Residential	R3
Multiple Family Residential	MF
Residential Office	RO
Single Family	SF
Transitional Commercial District	TC
Source: City of Corona General Plan	

2.2.3 Candidate Sites and Characteristics

An important component of the City's Housing Element Update is the identification of sites for future housing development, and an evaluation of the adequacy of those sites in fulfilling the City's share of regional housing needs. To accomplish this, all City parcels were surveyed to determine their development capacity. Due to the lack of vacant and underutilized sites in the City, candidate sites were selected for rezoning. Each site was analyzed in light of the development standards for its proposed zoning designation.

2.2.3.1 Character Zones

The opportunity sites identified in the City's Housing Element are clustered along the City's 6th Street corridor in addition to clusters near N. Main Street. These and other clusters represent "character zones" that generally have consistent land use patterns, architectural character, housing densities, and circulation that inform the urban design qualities of the surrounding area. The four character zones are summarized below and shown in Figure 4.

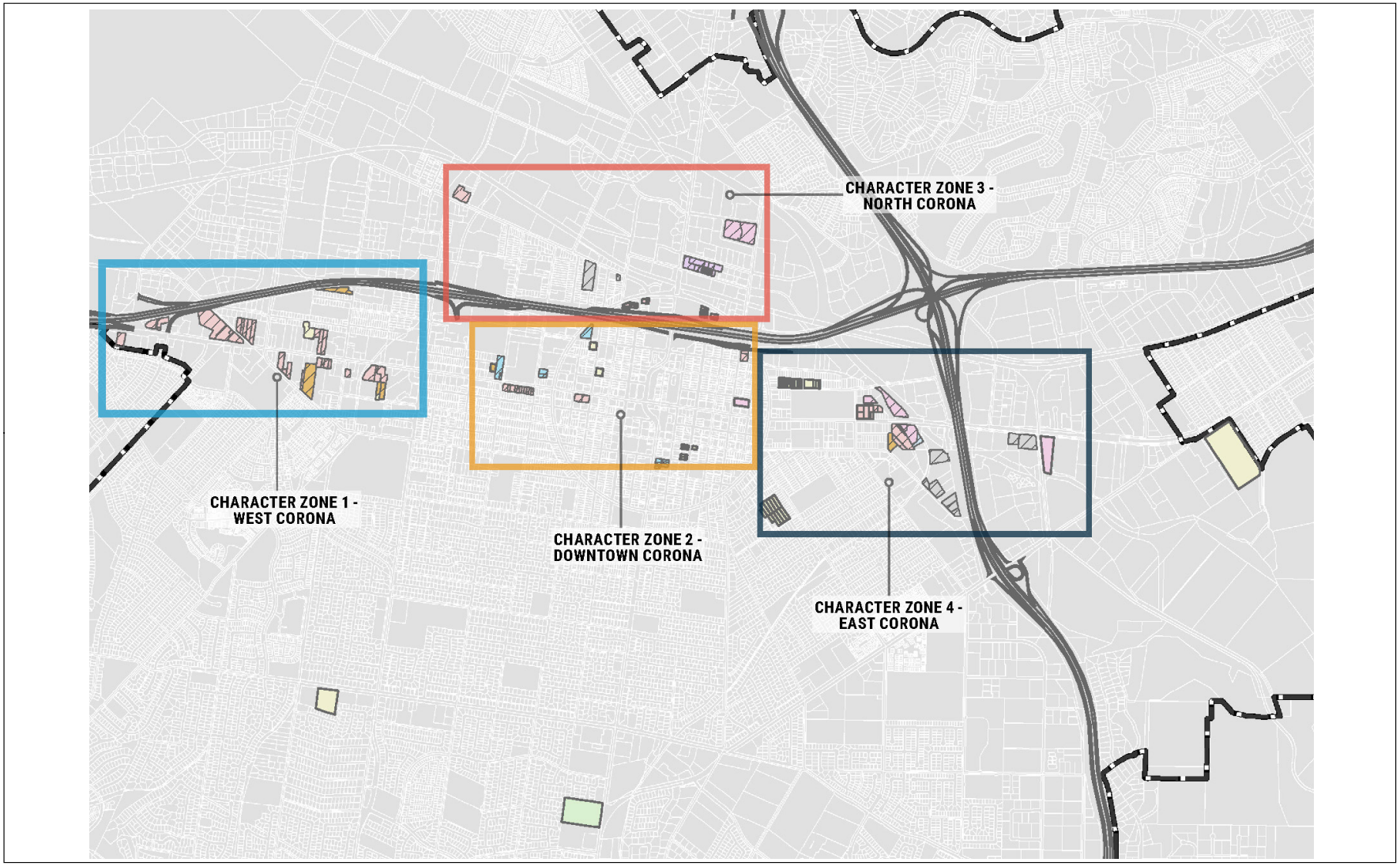
The West Corona Character Zone (Character Zone 1) is clustered along W. 6th Street and defined by strip malls, auto-oriented commercial development, multi-family apartments, and its proximity to State Route 91. Large industrial lots also dominate West Corona.

The Downtown Corona Character Zone (Character Zone 2) consists of a wide array of building typologies, including single family residential homes, auto-oriented commercial, institutional, and religious buildings. AHO and rezone properties identified in this zone are located with the City's Downtown Revitalization Specific Plan. In addition to Grand Boulevard, several historic places are located in Character Zone 2, including Corona High School, Andrew Carnegie Library, and the Woman's Improvement Club.

The North Corona Character Zone (Character Zone 3) consists of auto-oriented commercial and industrial properties directly north of the Corona North Main Link Metrolink Station and several vacant, industrial properties to the west, along Railroad Street. Recent multi-family housing projects, including Metro and Main and Artisan and Main Street are located within Character Zone 3. T

The East Corona Character Zone (Character Zone 4) is clustered around E. 6th Street, near Interstate 15. Character Zone 4 is defined by vacant industrial lots, warehouse and manufacturing typologies, mobile home communities, low-rise apartments, single family residential uses and auto-oriented commercial uses.

There are three rezone properties that fall outside of these four zones. Two of the sites are existing church-owned properties, located south of Grand Boulevard among single family residential neighborhood. The third property consists of a mobile home community on the eastern side of Character Zone 4.



Source: City of Corona, 2022

N

0 800 1600 ft

City Limits
AHO Sites
Rezone Parcels

Commercial
Commercial/Office
Flood Control

High Density Residential
Low Density Residential
Light Industrial

Mixed Use
Quasi Public
Agriculture

Stantec

Project Location
Corona, California

Client/Project
City of Corona
City of Corona General Plan Housing Element Rezoning Program Update Project
Supplemental EIR

Figure No.
4

Title
Character Zones

2.2.3.2 Transit Oriented Development

The proposed Project is developed to be most compatible for residential development within a High Quality Transit Area (HQTA). The Southern California Association of Governments (SCAG) defines HQTAs as corridor-focused priority growth areas that are within one-half mile of an existing or planned fixed guideway transit stop or bus transit corridor that has a frequency of every 15 minutes or less during peak commuting hours. These standards aim to support the highest density for the proposed Project, as they are intended to encourage compact development, improve access to transit, and promote a pedestrian-oriented environment. Transit-oriented community development standards would require a minimum of 60 units per acre, as provided by the proposed Project. The location of the candidate sites in relation to the HQTA is shown in Figure 5.

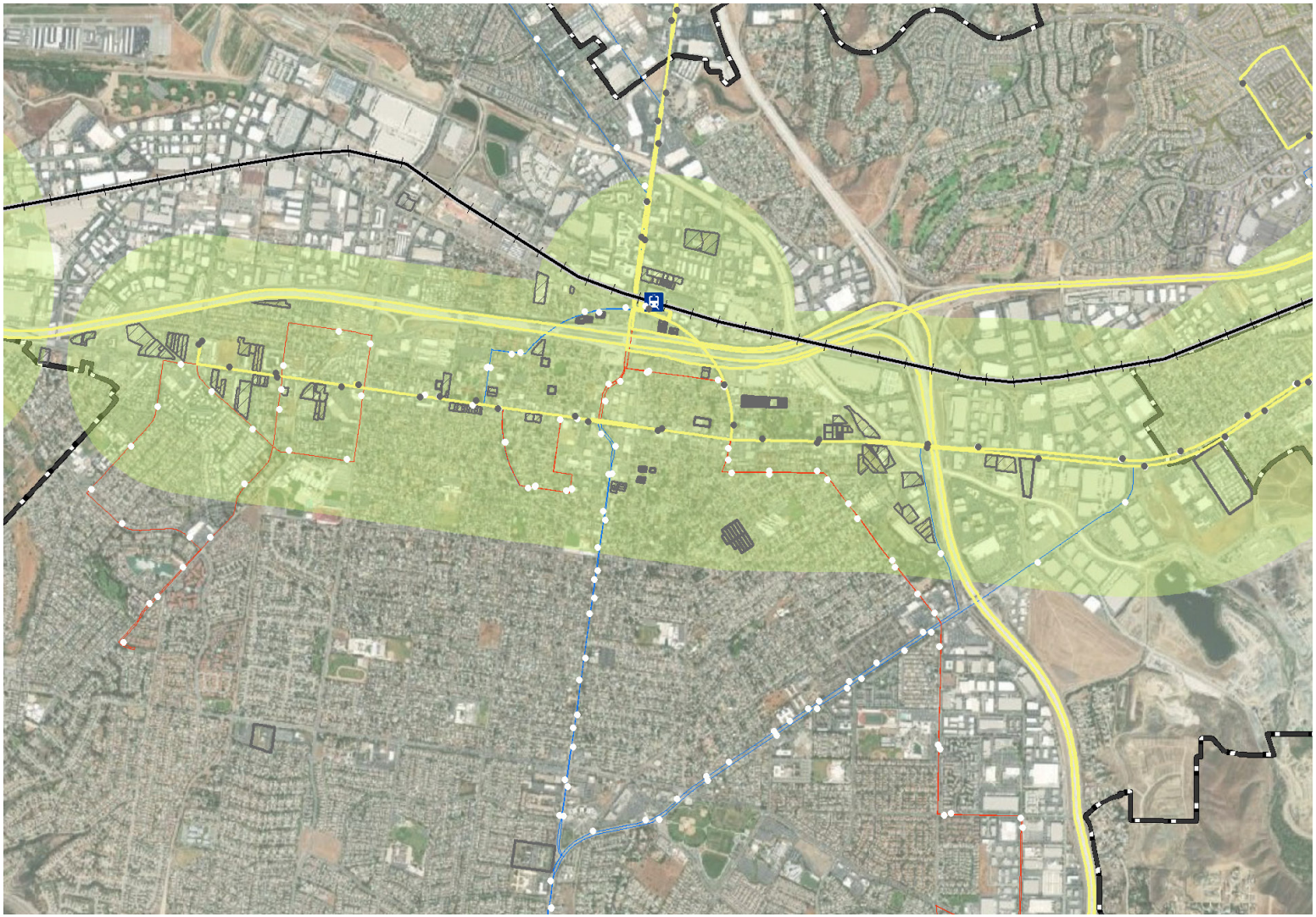
2.2.3.3 Candidate Sites

All parcels in the City were evaluated through a process of elimination based on required criteria set by HCD. Candidate sites that are proposed for the AHO zone include a variety of uses on 100 parcels, including commercial, retail, industrial, surface parking, storage and vacant parcels, as described in Table 2.3-1 below. In the proposed AHO zone, residential uses will be allowed on sites currently designated as MU2 on the General Plan. Sites in the MU1 zones are permitted to be entirely for residential use zone, if located in the proposed AHO zone. There are 57 parcels considered as potential sites for proposed rezoning, and these are primarily parcels that are currently used for residential uses, in addition to parking lots, mobile home parks and some commercial, institutional, and vacant parcels, as described in Table 2.3-2 below.

2.3 PROJECT COMPONENTS

The City's RHNA allocation for the current cycle calls for accommodating 6,088 units at low-, moderate-, and above moderate-income levels. Of this total allocation, there are planned, recently approved, or Accessory Dwelling Units (ADUs) that are anticipated for development, which can be counted towards the City's overall unit requirement. To enable the production of units needed to meet the overall unit requirements, the proposed Project has identified vacant units located in existing buildings and is proposing to rezone or apply a new AHO to select properties.

As shown in Table 2.3-1 below, vacant parcels (750 units) and nonvacant parcels (452 units) can accommodate a total of approximately 1,202 new housing units, and potential rezone parcels (368 units) and AHO parcels (4,651 units) at a maximum density of 60 units per acre can accommodate a total of approximately 6,221 additional housing units. Based on this, by implementing the Project, the City would be able to accommodate the 2021-2029 RHNA and provide a RHNA-buffer of 39.5 percent for low-income households and 32 percent for moderate-income households.



Source: City of Corona, 2022

N

0 800 1600 ft

City Limits
AHO Sites
Rezone Parcels

Corona Cruiser Red Line
Corona Cruiser Blue Line
RTA Bus Routes

Corona Cruiser Bus Stops
RTA Bus Stops
Corona - North Main Metrolink Station
High Quality Transit Area (HQTA)

Stantec

Project Location
Corona, California

Client/Project
City of Corona
City of Corona General Plan Housing Element Rezoning Program Update Project Supplemental EIR

Figure No.
5

Title
High Quality Transit Area Overlay and Transit Routes

Table 2.3-1: Proposed AHO Zone Sites

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
1	211 S Joy Street	117122002	Vacant	0.20	MU1	--	TC	TC (AHO)
2	904 S Ramona Avenue	117238005	Vacant	0.17	MU1	--	CS	CS (AHO)
3	912 S Ramona Avenue	117238012	Vacant	0.20	OP	MU1	CS	CS (AHO)
4	901 S Ramona Avenue	117238006	Vacant	0.21	OP	MU1	CS	CS (AHO)
5	615 S Sherman Avenue	110040023	Commercial Use: Car wash, small lot in use, existing utilities available	0.39	OP	MU1	C3	C3 (AHO)
6	510 W 6th Street	117172002	Commercial: Retail Existing utilities available	0.53	MU1	--	TC	TC (AHO)
7	1065 Railroad Street	118210041	Commercial: Unoccupied building, existing utilities available	1.86	GC	MU1	C3	C3 (AHO)
8	514 W 6th Street	117172001	Vacant	0.54	MU1	--	TC	TC (AHO)
9	904 S Ramona Avenue	117238004	Vacant	0.17	OP	MU1	CS	CS (AHO)
10	S Main Street	117238007	Vacant	0.20	OP	MU1	CS	CS (AHO)
11	915 S Main Street	117238016	Vacant	0.16	OP	MU1	CS	CS (AHO)
12	Railroad Street	117042010	Vacant	0.35	LI	MU2	M1	M1 (AHO)
13	6th Street	110020018	Vacant	0.22	GC	MU1	C3	C3 (AHO)
14	905 W 6th Street	118283011	Parking lot	1.50	MU1	--	CS	CS (AHO)
15	901 W 6th Street	118283026	Commercial: Retail (Crown Vacuum and Sewing), existing utilities available	0.16	MU1	--	CS	CS (AHO)

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
16	507 S Vicentia Avenue	117340022	Commercial: Settlement House, existing utilities available	0.40	MU1	--	CS	CS (AHO)
17	511 S Vicentia Avenue	117340023	Commercial: Residential	0.32	MU1	--	CS	CS (AHO)
18	852 W 6th Street	110101012	Commercial: Retail (Enterprise Auto Rental), existing utilities available	0.35	MU1	--	GC	GC (AHO)
19	844 W 6th Street	110101011	Commercial: Retail (Flower Shop with small parking lot), existing utilities available	0.20	MU1	--	GC	GC (AHO)
20	836 W 6th Street	110101010	Commercial: Retail (Tire shop and parking lot), existing utilities available	0.38	MU1	--	GC	GC (AHO)
21	832 W 6th Street	110101009	Commercial: Dentist Offices, two separate structures and a parking lot, existing utilities available	0.15	MU1	--	GC	GC (AHO)
22	828 W 6th Street	110101027	Commercial: Retail (Cosmetic Implants and Dentist office, separate structures and a parking lot), existing utilities available	0.18	MU1	--	GC	GC (AHO)
23	826 W 6th Street	110101007	Commercial: Barber Shop, existing utilities available	0.11	MU1	--	GC	GC (AHO)
24	820 W 6th Street	110101006	Commercial: Residential home adjacent to empty plot, existing utilities available	0.21	MU1	--	GC	GC (AHO)

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
25	816 W 6th Street	110101005	Commercial: Retail (Mower shop building and small parking lot), existing utilities available	0.18	MU1	--	GC	GC (AHO)
26	812 W 6th Street	110101004	Vacant	0.18	MU1	--	GC	GC (AHO)
27	808 W 6th Street	110101003	Commercial: Building and parking spot, existing utilities available	0.15	MU1	--	GC	GC (AHO)
28	802 W 6th Street	110101001	Commercial: Retail (Insurance agencies, one building, small parking lot), existing utilities available	0.10	MU1	--	GC	GC (AHO)
29	612 S Vicentia Avenue	110101002	Commercial: Residential home, existing utilities available	0.10	MU1	--	GC	GC (AHO)
30	229 Grand Boulevard	117091022	Commercial: Residential, existing utilities available	1.10	GC	MU1	CS	CS (AHO)
31	1341 W 6th Street	118130013	Vacant	0.92	GC	MU1	C3	C3 (AHO)
32	1335 W 6th Street	118130014	Vacant	1.02	GC	MU1	C3	C3 (AHO)
33	1338 W 6th Street	110030004	Commercial: Retail (Firearm shop, two structures and small parking lot), existing utilities available	0.24	GC	MU1	C3	C3 (AHO)
34	1334 W 6th Street	110030003	Commercial: Large parking lot, existing utilities available	0.48	GC	MU1	C3	C3 (AHO)
35	1330 W 6th Street	110030008	Commercial: Retail (Bar, small building), existing utilities available	0.28	GC	MU1	C3	C3 (AHO)
36	1865 W 6th Street	102270015	Commercial: Retail (Restaurant, large,	0.77	GC	MU1	C3	C3 (AHO)

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
			underutilized parking lot), existing utilities available					
37	1180 W 6th Street	110040039	Commercial: Strip mall, partially unoccupied with large parking lot, slight disrepair, existing utilities available	0.69	GC	MU1	C	C (AHO)
38	1210 W 6th Street	110040042	Commercial: Retail (Strip mall and parking lot), existing utilities available	1.46	GC	MU1	C	C (AHO)
39	1201 E 6th Street	115690013	Commercial: Retail, existing utilities available	2.96	MU2	--	BP	BP (AHO)
40	Circle City Drive	111290040	Industrial: No built structures, industrial storage (i.e., trucks)	0.44	MU2	--	M1	M1 (AHO)
41	Circle City Drive	111290039	Industrial: No built structures, industrial storage (i.e., trucks)	1.71	MU2	--	M1	M1 (AHO)
42	Circle City Drive	111290021	Vacant	1.08	MU2	--	M1	M1 (AHO)
43	Circle City Drive	111290022	Vacant	0.77	MU2	--	M1	M1 (AHO)
44	Circle City Drive	111290023	Vacant	0.47	MU2	--	M1	M1 (AHO)
45	E 6th Street	115090024	Industrial: No built structures, industrial storage (i.e., trucks)	2.66	MU2	--	M1	M1 (AHO)
46	E 6th Street	115090021	Industrial: No built structures, industrial storage (i.e., trucks)	1.17	MU2	--	M1	M1 (AHO)
47	E 5th Street	117331006	Industrial: one structure and large parking spaces	0.74	MU2	--	BP	BP (AHO)
48	Pleasant View Avenue	118130031	Vacant	0.49	GC	MU1	C3	C3 (AHO)
49	W 6th Street	110030030	Vacant	0.43	GC	MU1	C3	C3 (AHO)

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
50	Yorba Street	102290010	Industrial: Parking lot space adjacent to used car dealership	0.17	GC	MU1	C3	C3 (AHO)
51	W 6th Street	110040041	Commercial: Retail (parking lot adjacent to strip mall)	1.16	GC	MU1	C	C (AHO)
52	6th Street	110020008	Vacant	0.61	GC	MU1	C3	C3 (AHO)
53	E 6th Street	117332015	Vacant	0.27	MU2	--	GC	GC (AHO)
54	E 6th Street	117332016	Vacant	0.33	MU2	--	GC	GC (AHO)
55	E Blaine Street	119311019	Vacant	0.27	MU1	--	MU	MU (AHO)
56	E Blaine Street	119311018	Vacant	0.17	MU1	--	MU	MU (AHO)
57	E Blaine Street	119311017	Vacant	0.07	MU1	--	MU	MU (AHO)
58	E Blaine Street	119311016	Vacant	0.07	MU1	--	MU	MU (AHO)
59	E Blaine Street	119311043	Vacant	0.10	MU1	--	MU	MU (AHO)
60	E Blaine Street	119311042	Vacant	0.10	MU1	--	MU	MU (AHO)
61	E Blaine Street	119311041	Vacant	0.10	MU1	--	MU	MU (AHO)
62	100 E Harrison Street	119311025	Commercial: Retail (Bar/Pub), existing utilities available	1.09	MU1	--	MU	MU (AHO)
63	E Blaine Street	119311015	Commercial: Industrial (Warehouse/Office), existing utilities available	0.07	MU1	--	MU	MU (AHO)
64	E Blaine Street	119311014	Commercial: Industrial (Warehouse/Office), existing utilities available	0.07	MU1	--	MU	MU (AHO)
65	E Blaine Street	119311013	Commercial: Industrial/Vacant, existing utilities available	0.04	MU1	--	MU	MU (AHO)
66	320 E Harrison Street	119311005	Commercial: Retail (Auto Shop), existing utilities available	0.53	MU1	--	MU	MU (AHO)

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
67	280 E Harrison Street	119311004	Commercial: Industrial (Warehouse/Office)	0.35	MU1	--	MU	MU (AHO)
68	240 E Harrison Street	119311003	Commercial: Industrial (Warehouse/Office), existing utilities available	0.27	MU1	--	MU	MU (AHO)
69	122 E Harrison Street	119311002	Commercial: Industrial (Warehouse/Office), existing utilities available	0.97	MU1	--	MU	MU (AHO)
70	E Blaine Street	119311040	Commercial	0.20	MU1	--	MU	MU (AHO)
71	S Smith Avenue	110020012	RV Storage: parking spots adjacent to structure	0.50	HDR	UDR	R3	R3 (AHO)
72	1362 W 6th Street	110030015	RV Storage with large parking lot	3.60	HDR	UDR	R3	R3 (AHO)
73	1553 Yorba Street	118050020	Storage	0.64	GC	MU1	C3	C3 (AHO)
74	1549 Yorba Street	118050019	Commercial: Retail (Painting and Wall covering), large back lot, near residential uses, existing utilities available	0.43	GC	MU1	C3	C3 (AHO)
75	1545 Yorba Street	118050018	Commercial: Retail (Auto Repair Shop), existing utilities available	0.65	GC	MU1	C3	C3 (AHO)
76	1539 Yorba Street	118050017	Commercial: Retail (Used Auto Sale), existing utilities available	0.95	GC	MU1	C3	C3 (AHO)
77	1535 W 6th Street	118050016	Commercial: Retail (Alex Furniture, building with parking lot), existing utilities available	0.99	GC	MU1	C3	C3 (AHO)
78	W 6th Street	102290020	Commercial: Retail (Truck and Van Repair, building	4.56	GC	MU1	C3	C3 (AHO)

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
			with large parking lot), existing utilities available					
79	1625 W. 6th Street	102290017	Commercial: Retail (Used Car Dealership, large parking lot), existing utilities available	1.62	GC	MU1	C3	C3 (AHO)
80	1541 W 6th Street	103280001	Commercial: Retail (Auto Repair Shop building, large parking lot), existing utilities available	0.99	GC	MU1	C3	C3 (AHO)
81	1210 E 6th Street	115080002	Parking lot	0.38	MU2	--	BP	BP (AHO)
82	1210 E 6th Street	115080041	Parking lot	0.62	MU2	--	BP	BP (AHO)
83	1210 E 6th Street	115080012	Commercial: Retail (Auto Shop), existing utilities available	1.82	MU2	--	BP	BP (AHO)
84	W. 8th Street	110040054	Vacant	0.46	HDR	UDR	MP	R3 (AHO)
85	W 8th Street	110061005	Vacant	0.88	HDR	UDR	R3	R3 (AHO)
86	W 8th Street	110040010	Vacant	0.20	HDR	UDR	MP	R3 (AHO)
87	1203 Circle City Drive	111280005	Vacant	1.05	HDR	UDR	R3	R3 (AHO)
88	1154 E 6th Street	111280001	Vacant	2.13	MU2	--	GC	GC (AHO)
89	6th Street	111280004	Vacant	0.90	MU2	--	GC	GC (AHO)
90	n/a	111290036	Commercial: Industrial (large Warehouse/Office and parking lot), existing utilities available	2.31	MU2	--	M1	M1 (AHO)
91	S Sherman Avenue	118101014	Vacant	1.51	HDR	UDR	R3	R3 (AHO)
92	1910 Frontage Road	102250054	Three story hotel, surface parking	1.27	GC	MU1	C2	C2 (AHO)
93	E 3rd Street	117122003	Vacant, City water well	0.54	MU1	--	TC	TC (AHO)
94	1434 W 6th Street	110020005	Two commercial buildings	0.94	GC	MU1	C3	C3 (AHO)

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
95	Pleasant View Avenue	118130022	Vacant	1.42	LDR	MU1	R1-7.2	R3 (AHO)
96	400 E Rincon Street	119280070	Office building (potential residential development)	3.00	LI	MU1	BP	BP (AHO)
97	400 E Rincon Street	119280071	Vacant building pad and parking lots	3.00	LI	MU1	BP	BP (AHO)
98	1833 W 6th Street	102270014	Commercial building and parking lot	0.82	GC	MU1	C3	C3 (AHO)
99	1833 W 6th Street	102270013	Parking lot	0.22	GC	MU1	C3	C3 (AHO)
100	526 Railroad Street	117041001	Small buildings, mostly outside storage	2.45	LI	MU2	M1	M1 (AHO)
Source: City of Corona Planning Division (2022)								

Table 2.3-2: Proposed Rezone Sites

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
1	2550 S Main Street	113310005	Industrial: Church complex, very large parking lot, and industrial land	4.00	MDR	--	A	R2
2	777 S Temescal Street	107050034	Vacant	1.80	GC	HDR	C2	MP
3	820 S Victoria Avenue	117232002	Residential: Occupied, existing utilities available	0.17	LDR	MDR	SF	MFR
4	822 S Victoria Avenue	117232001	Residential: Home adjacent to large empty grass area, occupied, existing utilities available	0.18	LDR	MDR	SF	MFR

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
5	801 S Victoria Avenue	117233008	Residential: Occupied, existing utilities available	0.17	LDR	MDR	SF	MFR
6	724 Barth Street	111042031	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2
7	730 Barth Street	111042024	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2
8	802 Barth Street	111042025	Residential: Home, occupied, existing utilities available	0.51	LDR	MDR	R1-7.2	R2
9	808 Barth Street	111042026	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2
10	814 Barth Street	111042027	Residential: Home, occupied, existing utilities available	0.52	LDR	MDR	R1-7.2	R2
11	813 Ford Street	111042013	Residential: Home, occupied, existing utilities available	0.51	LDR	MDR	R1-7.2	R2
12	807 Ford Street	111042014	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2
13	801 Ford Street	111042015	Residential: Home, occupied, back lot house with large yard, existing utilities available	0.51	LDR	MDR	R1-7.2	R2
14	779 Ford Street	111042016	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
15	716 Barth Street	111042021	Residential: Home, occupied, existing utilities available	0.32	LDR	MDR	R1-7.2	R2
16	801 Quarry Street	117281007	Residential: Occupied, large front and back lot, existing utilities available	0.25	LDR	MDR	SF	R2
17	805 Quarry Street	117281008	Residential: Occupied, existing utilities available	0.24	LDR	MDR	SF	R2
18	901 Quarry Street	117281010	Residential: Home, occupied, existing utilities available	0.23	LDR	MDR	SF	R2
19	907 Quarry Street	117281012	Residential: Home, occupied, existing utilities available	0.21	LDR	MDR	SF	R2
20	911 Quarry Street	117281013	Residential: Home, occupied, existing utilities available	0.22	LDR	MDR	SF	R2
21	915 Quarry Street	117281014	Residential: Home, occupied, existing utilities available	0.23	LDR	MDR	SF	R2
22	919 Quarry Street	117281015	Residential: Home, occupied, existing utilities available	0.22	LDR	MDR	SF	R2
23	923 Quarry Street	117281016	Residential: Home, occupied, existing utilities available	0.22	LDR	MDR	SF	R2
24	1001 Quarry Street	117282005	Residential: Home, occupied, existing utilities available	0.84	LDR	MDR	SF	R2

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
25	1019 Quarry Street	117290019	Residential: Home, occupied, existing utilities available	0.20	LDR	MDR	SF	R2
26	1023 Quarry Street	117290020	Residential: Home, occupied, existing utilities available	0.20	LDR	MDR	SF	R2
27	1025 Quarry Street	117290021	Residential: Home, occupied, existing utilities available	0.20	LDR	MDR	SF	R2
28	S Merrill Street	117133004	Recreational	0.51	LDR	MDR	SF	MFR
29	Ford Street	111042019	Residential: Home, occupied, existing utilities available	0.29	LDR	MDR	R1-7.2	R2
30	Quarry Street	117281009	Vacant	0.24	LDR	MDR	SF	R2
31	Quarry Street	117281011	Vacant	0.23	LDR	MDR	SF	R2
32	6th Street	118283033	Parking lot	0.42	MDR	HDR	MF1	MF
33	6th Street	115080001	Vacant	0.27	MU 2	--	BP	BP(AHO)
34	44 E Grand Boulevard	117080003	Residential: Home, occupied, existing utilities available	0.18	GC	HDR	GB	MF
35	116 N Victoria Avenue	117080004	Residential: Home, occupied, existing utilities available	0.17	GC	HDR	GB	MF
36	110 N Victoria Avenue	117080005	Residential: Home, occupied, existing utilities available	0.18	GC	HDR	GB	MF
37	108 N Victoria Avenue	117080018	Residential: Home, occupied, existing utilities available	0.17	GC	HDR	GB	MF
38	115 N Victoria Avenue	117080009	Residential: Home, occupied, existing utilities available	0.21	GC	HDR	GB	MF

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
39	111 N Victoria Avenue	117080022	Residential: Home, occupied, existing utilities available	0.16	GC	HDR	GB	MF
40	101 S Sheridan Street	117070004	Residential: Home, occupied, existing utilities available	0.24	GC	HDR	GB	MF
41	103 N Sheridan Street	117070003	Vacant	0.17	GC	HDR	GB	MF
42	114 N Belle Avenue	117070006	Residential: Home, occupied, existing utilities available	0.17	GC	HDR	GB	MF
43	110 N Belle Avenue	117070007	Residential: Occupied home, potentially vacant plot separate from fenced-in backyard, existing utilities available	0.17	GC	HDR	GB	MF
44	49 W Grand Boulevard	117070013	Residential: Home, occupied, existing utilities available	0.21	GC	HDR	GB	MF
45	45 W Grand Boulevard	117070014	Residential: Home, occupied, existing utilities available	0.14	GC	HDR	GB	MF
46	E 8th Street	117232006	Vacant	0.16	LDR	HDR	SF	MF
47	E 8th Street	117232005	Vacant	0.18	LDR	HDR	SF	MF
48	312 S Merrill Street	117092007	Commercial: Youth Organization (YMCA Youth Center at Merrill, single building with outdoor recreation area)	0.52	LDR	HDR	SF	MF
49	1220 W Ontario Avenue	113020015	Institutional: Church building with large	2.00	LDR	HDR	R1-9.6	R3

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
			parking lot, adjacent to field					
50	551 S Joy Street	117165020	Commercial bldg. with parking lot, existing utilities available	0.52	MU1	--	RO	MF
51	1410 E 6th Street	107020002	Mobile home park	3.82	MU2	HDR	BP	HDR
52	1108 E 5th Street	117332005	Mobile home park	0.5	MU2	MU1	GC	MF
53	6th Street	117332006	Mobile home park	0.5	MU2	MU1	GC	MF
54	1111 E 6th Street	117332004	Mobile home park	0.67	MU2	MU1	GC	MF
55	5th Street	117332003	Mobile home park	0.32	MU2	MU1	GC	MF
56	6th Street	117332007	Mobile home park	0.17	MU2	MU1	GC	MF
57	6th Street	117332008	Commercial: Unoccupied building, existing utilities available	0.17	MU2	MU1	GC	MF

Source: City of Corona Planning Division (2022)

Table 2.3-3: Adequacy of Residential Sites Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	**2,792**	**1,096**	**2,200**	**6,088**
Planned and Approved Units	0	92	2,110	2,202
ADUs Anticipated for Development	46	28	6	80
Remaining RHNA Units Required After Credits	**2,746**	**976**	**84**	**3,806**
Vacant Units	164	24	562	750
Nonvacant Units	82	115	255	452
Potential Rezone	149	219	0	368
Affordable Housing Overlay (60 dwelling units per acre maximum)	3,442	930	279	4,651
Total Units	**3,837**	**1,288**	**1,096**	**6,221**
Percent Buffer of Remaining Needs after Credits	**39.5%**	**32%**		
Total Unit Surplus	***1,091***	***312***	***1,012***	**2,415**
Source: City of Corona Planning Division (2022)				

2.4 PROJECT OBJECTIVES

Pursuant to CEQA Guidelines Section 15124, the EIR must identify the objectives sought by the Project. The stated objectives of the Project proponent are to:

1. Implement the 2021-2029 Housing Element Programs to provide adequate housing sites for all income levels within the City.
2. Promote housing opportunities that support the City's state mandated Regional Housing Needs Assessment.
3. Promote fair housing opportunities that encourage access to lower- and moderate-income housing.
4. Promote safe and healthy housing opportunities to discourage overcrowding.

2.5 USES OF THE SEIR

This SEIR is intended to provide the City of Corona, other public agencies, and the general public with the relevant environmental information needed in considering the proposed project. The City of Corona anticipates the permits approvals, and consultations, but are not limited to, the actions described in Table 2.5-1 below.

Table 2.5-1: Agency Permits and Environmental Review Requirements

Agency	Permits and Other Approvals
City of Corona	• Certification of CEQA document • Adoption of Mitigation Monitoring and Reporting Program • Adoption of the Findings of Fact and Statement of Overriding Considerations (if applicable) • General Plan Amendment • Change of Zone / Specific Plan Amendment • Adoption of Design Guidelines and Development Standards • Corona Municipal Code, Title 17 Zoning Code Amendment

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION

This section presents the discussion of impacts related to the following environmental subjects in their respective subsection:

- Air Quality
- Energy
- Greenhouse Gas Emissions
- Land Use
- Public Services
- Recreation
- Noise
- Transportation
- Tribal Cultural Resources

The discussion for each environmental subject includes the following subsections:

Environmental Setting – This subsection 1) provides a brief overview of relevant plans, policies, and regulations that compose the regulatory framework for the project and 2) describes the existing, physical environmental conditions at the project site and in the surrounding area, as relevant.

Impact Discussion – This subsection includes the recommended checklist questions from Appendix G of the CEQA Guidelines to assess impact.

Project Impacts – This subsection discusses the project's impact on the environmental subject as related to the checklist questions. For significant impacts, feasible mitigation measures are identified. "Mitigation measures" are measures that will minimize, avoid, or eliminate a significant impact (CEQA Guidelines Section 15370).

Impact Conclusions – Because the analysis in the SEIR tiers from the FEIR, the level of impact in the project specific analysis is presented as it relates to the findings of the FEIR. For example, if the conclusions is "Same Impact as Approved Project/Less than Significant Impact" the project level impact was found to be less than significant consistent with the finding in the FEIR.

Cumulative Impact – This subsection discusses the project's cumulative impact on the environmental subject. Cumulative impacts, as defined by CEQA, refer to two or more individual effects, which when combined, compound or increase other environmental impacts. Cumulative impacts may result from individually minor, but collectively significant effects taking place over a period of time. CEQA Guidelines Section 15130 states that an EIR should discuss cumulative impacts "when the project's incremental effect is cumulatively considerable." The discussion does not need to be in as great detail as is necessary for project impacts but is to be "guided by the standards of practically and reasonableness." The purpose of the cumulative analysis is to allow decision makers to better understand the impacts that might result from approval of past, present, and reasonably foreseeable future projects, in conjunction with the proposed project addressed in this SEIR.

The CEQA Guidelines advise that a discussion of cumulative impact should reflect both their severity and the likelihood of their occurrence (CEQA Guidelines Section 15130(b)). To accomplish these two objectives, the analysis should either include a list of past, present, and probable future projects or a summary of



projections from an adopted general plan or similar document (CEQA Guidelines Section 15130(b)(1)). This SIER uses the list of projects approach.

The analysis must determine whether the Project's contribution to any cumulatively significant impact is cumulatively considerable, as defined by CEQA Guideline Section 15065(a)(3). The cumulative impacts discussion for each environmental issue accordingly addresses the following issues: 1) would the effects of all of past, present, and probably future (pending) development result in a significant cumulative impact on the resource in question; and, if that cumulative impact is likely to be significant, 2) would the contribution from the Project to that significant cumulative impact be cumulatively considerable?

Table 3.0-1 identifies the approved but not yet contrasted/occupied and pending projects in the Project vicinity that are considered in the cumulative analysis.

Table 3.0-1: Related Projects

Name	APN	Type	Units or Sq. Ft (total in project)	Status
Residential				
Bedford Communities NWC Bedford Canyon Rd/Hudson House Dr. The New Home Company	279-240-034	Attached and Detached Residential Units	490	Approved; under construction
Bedford Communities	279-240-023, -024	MFR	118	Proposed
Bedford Communities Hudson House Drive, west of Clementine	282-030-030	Attached and Detached Residential Units	615	Entitled, not yet under construction
Sierra Bella S of Green River Rd, Sierra Bella Drive	--	SFR	237	Approved; under construction
Skyline Heights	275-070-003, 275-080-010, 275-040-006, 275-040-012, 275-040-017, 275-030-010	SFR	291	Approved, not yet under construction
Corona/I15	122-230-012, 122-140-016	Attached Residential	60	Approved, in plan check
Valencia Estates	114-040-019, -020, 275-100-003	SFR	34	Approved, not yet under construction
Bondar	114-060-028	SFR	14	Approved, not yet under construction
Stonegate	114-060-008 114-180-001	SFR	52	Approved, not yet under construction

Name	APN	Type	Units or Sq. Ft (total in project)	Status
Chase/Kellogg Lot	120-072-006, -007	SFR	5	Approved, not yet under construction
DR Horton	113-160-009	SFR	25	Approved, under construction
DR Horton	113-160-008	SFR	4	Approved, under construction
Corona Ave Lots	122-180-031, -032, -034	SFR	18	Proposed
Corona Masters	116-163-001, -002, -003, -004, 116-111-005, -006, -007, -009, -010	SFR	32	Approved, map extended
Buena Vista Property	118-290-049	Senior Multi-Family	62	Proposed
Sierra Bella East	101-460-011	SFR	12	Approved, not yet under construction
Monteolivo Subdivision Laurel Canyon/Sherborn St	278-040-007, -008, -025, -036, -037	SFR	103	Proposed
2425 Garretson Ave	120-020-005	SFR	2	Proposed
Chase Ranch Property	116-090-006,-007,-008, 279-220-006,-009, -013	SFR	15	Proposed
Citron/ Taylor Lots	110-342-031	SFR	20	Approved, not yet under construction
Cleveland Way / Gilbert	116-300-001	SFR	5	Proposed
S Sheridan Property	117-145-005	MFR	5	Proposed
Westcal Property	115-100-046, 115-415-001,-002	SFR	23	Approved, under construction
Crown Town Property	120-340-018	Condos	11	Approved, map extended, in Plan check
Crown Town Property	275-080-010	SFR	4	Approved, in Plan check
Richland	275-080-010	SFR	2	Approved, not yet under construction

Name	APN	Type	Units or Sq. Ft (total in project)	Status
Circle City Property	117-334-031	MFR	6	Approved, not yet under construction
NEC River/Cota	119-081-012	MFR	9	Proposed
Sherman/7th/8th	110-040-046	MFR	16	Approved, in plan check
Skyline Village	275-050-014, 275-080-041	Commercial, Residential mixed use	78 condo units 25,715 sqft of commercial	Approved, not yet under construction
S of Corona Ave, W of I-15	122-180-027	SFR	6	Proposed
Sixth Street	117-134-007	Commercial / Residential Mixed use	11,928 sqft commercial 4 units	Proposed
420 S. Belle	117-141-010	MFR	4	Proposed
Temescal Canyon, LLC	282-112-001, -010	MFR	109	Proposed
Mobile Home Park expansion	107-050-034	Mobile Home	23	Proposed
NEC Keith and Nelson Streets	119-081-001, 116-111-004	SFR	2	Proposed
Ford and Mulberry Lane Property	111-053-006	SFR	4	Proposed
Commercial/Industrial				
Dos Lagos Office (PA 3)	279-460-074	Commercial	22,000 sf (2 office bldgs)	Approved, under construction
Foothill Parkway Ctr	277-221-008	Commercial	7 bldgs 82,870 sf (119-room hotel)	Approved, under construction
Tennis Ctr	120-300-001, -002, -003, -004	Commercial	4,077 sf Tennis center	Approved, in Plan check
Green River Center	101-440-018	Commercial	2,400 sf Drive-thru restaurant	Approved, under construction
Latitude Business Park	279-231-044, 279-140-015, 279-140-014, -016	Industrial	1,074,771 sf (15 bldgs)	Approved, under construction
Bedford Marketplace	279-240-021, -019, -033, -036	Commercial	223,108 sf (includes 135-room hotel)	Approved, under construction
Sherborn/Magnolia Industrial	107-070-047, -048, -037	Industrial	731,192	Approved, under construction

Name	APN	Type	Units or Sq. Ft (total in project)	Status
			(5 bldgs)	
The Crossings	279-140-013	Commercial	122-room hotel	Approved, in plan check
LA Fitness International	118-130-008, -027	Commercial	37,000 sf LA Fitness gym 9,300 sf comm retail	Approved, not yet under construction
Dos Lagos Commercial	279-450-033, -036, -038	Commercial	4-story Hotel, 11,000 sf restaurant space, 15,800 sf retail, gas station, 2,000 car wash	Approved, partially completed
Green River Ranch Business Park	101-180-037, -014, -015, -038	Industrial	3 industrial bldgs. Totaling 751,600 sq ft	Proposed
Downs Facility	107-080-050	Commercial	Carwash	Plan check
Vesper Circle - Daycare	113-360-051, -052, -054	Commercial	9,990 sq ft daycare	Approved, under construction
Electric Vehicle Charging Station	118-130-013, -014	Commercial	Electric Vehicle Charging Station, 1,200 car wash, 8,000 sf market	Proposed
ASI Development	102-261-001	Commercial	2,959 sq ft Gas Station	Proposed
Ontario Ave Commercial	120-280-005	Commercial	12,000 sq ft commercial retail	Proposed
S Main St Property	113-310-010	Commercial	28,516 sq ft private school	Proposed
Maple Street Property	118-030-010	Industrial	48,960 sq ft bldg.	Plan check
Wardlow Auto Dealership	102-020-051	Commercial	24,077 sq ft dealership	Proposed
Starbucks	101-440-020	Commercial	992 sq ft coffee shop drive-thru	Proposed
NW Rincon and Cota	119-190-002, -003, -011	Industrial	87,600 sq ft (2 bldgs.)	Proposed
Prado Road Property	101-140-029	Industrial	143,510 sq ft bldg.	Proposed
SW Sampson and KPC Parkway	172-420-049, -050	Commercial	41,338 sq ft (2 office bldgs.)	Proposed
Edison Training Facility	107-060-029	Industrial	303,800 sq ft total bldg.	Proposed
Western Realco	107-030-022	Industrial	334,520 sq ft (2 buildings)	Proposed
E. Sixth St Property	115-090-003	Industrial	62,330 sq ft bldg.	Proposed
Fitness Mania	113-340-014, -018	Commercial	53,764 sq ft Health club	Proposed
N. Smith Ave Property	118-310-001, -002, -003, -004	Industrial	162,480 sq ft bldg.	Proposed



Name	APN	Type	Units or Sq. Ft (total in project)	Status
ES Promenade Ave N E Sixth Street	115-210-032	Industrial	10,000 sq ft bldg.	Proposed
Battery storage facility	119-190-002, -003	Industrial	5.53 acres	Proposed

For each environmental issue, cumulative impacts may occur within different geographic areas. For example, the Project's operational effects on air quality would combine with the effects of the Project in the entire air basin, whereas noise impacts would primarily be localized to the surrounding areas.

3.1 AIR QUALITY

3.1.1 Environmental Setting

The City is within the South Coast Air Basin (SoCAB), which includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernadino Counties. SoCAB is designated nonattainment for ozone (O_3) and fine inhalable particulate matter ($PM_{2.5}$) under the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS), nonattainment for lead (Los Angeles County only) under the NAAQS, and nonattainment for coarse inhalable particulate matter (PM_{10}) under the CAAQS (City of Corona 2019).

The South Coast Air Quality Management District (SCAQMD) is responsible for preparing the air quality management plan (AQMP) for the SoCAB in coordination with SCAG to attain the NAAQS. In March 2017, SCAQMD adopted the 2016 AQMP which is composed of stationary and mobile-source emission reductions from regulatory control measures, incentive-based programs, co-benefits from climate programs, mobile-source strategies, and reductions from federal sources such as aircrafts, locomotives, and ocean-going vessels. Strategies outlined in the 2016 AQMP would be implemented in collaboration between California Air Resources Board (CARB) and the United States Environmental Protection Agency (USEPA). SCAQMD's 2016 AQMP forecasts that the SoCAB will need to increase oxides of nitrogen (NOx) reductions by 45 percent additional reductions above existing regulations for the 2023 ozone standard and 55 percent additional reductions above existing regulations to meet the 2031 ozone standard.

3.1.1.1 Regulatory Framework

Federal

Clean Air Act

The Clean Air Act (CAA) of 1970 and the CAA Amendments of 1971 required the U.S. Environmental Protection Agency (USEPA) to establish NAAQS, with requires retaining the option to adopt more stringent standards or to include other specific pollutants. On April 2, 2007, the Supreme Court found that carbon dioxide is an air pollutant covered by the CAA; however, no NAAQS have been established for carbon dioxide.

These standards are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those "sensitive receptors" most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

The federal and state ambient air quality standards are listed below in Table 3.1-1, and the attainment status for the criteria pollutants are listed in Table 3.1-2.

Table 3.1-1: California and National Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards	National Standards	
		Concentration	Primary	Secondary
Ozone	1 hour	0.09 ppm (180 µg/m^3)	—	Same as primary standard
	8 hour	0.070 ppm (137 µg/m^3)	0.070 ppm (137 µg/m^3)	
Respirable particulate matter	24 hour	50 µg/m^3	150 µg/m^3	Same as primary standard
	Annual arithmetic mean	20 µg/m^3	—	
Fine particulate matter	24 hour	—	35 µg/m^3	Same as primary standard
	Annual arithmetic mean	12 µg/m^3	12 µg/m^3	
Carbon monoxide	1 hour	20 ppm (23 mg/m^3)	35 ppm (40 mg/m^3)	—
	8 hour	9.0 ppm (10 mg/m^3)	9 ppm (10 mg/m^3)	—
	8 hour (Lake Tahoe)	6 ppm (7 mg/m^3)	—	—
Nitrogen dioxide	1 hour	0.18 ppm (339 µg/m^3)	100 ppb (188 µg/m^3)	—
	Annual arithmetic mean	0.030 ppm (57 µg/m^3)	0.053 ppm (100 µg/m^3)	Same as primary standard
Sulfur dioxide	1 hour	0.25 ppm (655 µg/m^3)	75 ppb (196 µg/m^3)	—
	3 hour	—	—	0.5 ppm (1,300 µg/m^3)
	24 hour	0.04 ppm (105 µg/m^3)	0.14 ppm (for certain areas)	—
	Annual arithmetic mean	—	0.030 ppm (for certain areas)	—
Lead	30-day average	1.5 µg/m^3	—	—
	Calendar quarter	—	1.5 µg/m^3	Same as Primary Standard
	Rolling 3-month average	—	0.15 µg/m^3	
Visibility-reducing particles	8 hour	See Footnote[1]	No National Standards	
Sulfates	24 hour	25 µg/m^3		
Hydrogen sulfide	1 hour	0.03 ppm (42 µg/m^3)		
Vinyl chloride	24 hour	0.01 ppm (26 µg/m^3)		

Notes:

[1] In 1989, the CARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

µg/m^3 =micrograms per cubic meter

mg/m^3 = milligrams per cubic meter

Source: CARB 2016



The USEPA has classified air basins (or portions thereof) as being in attainment, nonattainment, or unclassified for each criteria air pollutant, based on whether or not the NAAQS have been achieved. If an area is designated as unclassified, it is because inadequate air quality data were available as a basis for a nonattainment or attainment designation.

Table 3.1-2: Attainment Status of Criterial Pollutants in the South Coast Air Basin

Criteria Pollutants	State	Federal
Ozone – 1 hour	Nonattainment	No Federal Standard
Ozone – 8 hour	Extreme Nonattainment	Extreme Nonattainment
PM_{10}	Serious Nonattainment	Attainment
$PM_{2.5}$	Non-attainment	Nonattainment
Carbon monoxide	Attainment	Attainment
Nitrogen dioxide	Attainment	Attainment/Maintenance
Sulfur dioxide	Attainment	Attainment
Lead	Attainment	Nonattainment (Los Angeles County only)[1]
All others	Attainment/Unclassified	Attainment/Unclassified

Notes:

[1] In 2010, the Los Angeles County portion of the SoCAB was designated nonattainment for lead under the new federal and existing state AAQS as a result of large industrial emitters. Remaining areas within the SoCAB are unclassified.

Source: City of Corona 2019

National Ambient Air Quality Standards

The CAA required USEPA to establish NAAQS. As shown in Table 3.1-1, USEPA has established primary and secondary NAAQS for the following criteria air pollutants: O_3, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), PM_{10}, $PM_{2.5}$, and lead. The primary standards protect the public health, and the secondary standards protect public welfare. The CAA also required each state to prepare an air quality control plan, referred to as a State Implementation Plan (SIP). The federal CAA amendments of 1990 added requirements for states with nonattainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. The SIP is modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins as reported by their jurisdictional agencies. USEPA is responsible for reviewing all SIPs to determine whether they conform to the mandates of the CAA and its amendments, and whether implementation would achieve air quality goals. If USEPA determines a SIP to be inadequate, a federal implementation plan that imposes additional control measures may be prepared for the nonattainment area. If an approvable SIP is not submitted or implemented within the mandated timeframe, sanctions may be applied to transportation funding and stationary air pollution sources in the air basin.



Hazardous Air Pollutants

USEPA and CARB regulate hazardous air pollutants (HAPs) and TACs through statutes and regulations that generally require the use of the maximum available control technology or best available control technology for TACs to limit emissions, respectively. These, in conjunction with additional rules set forth by BAAQMD, described further below, establish the regulatory framework for TACs.

Under federal law, 187 substances are currently listed as HAPs. Major sources of specific HAPs are subject to the requirements of the National Emissions Standards for Hazardous Air Pollutants (NESHAPS) program. The USEPA is establishing regulatory schemes for specific source categories and requires implementation of the Maximum Achievable Control Technologies (MACT) for major sources of HAPs in each source category. State law has established the framework for California's TAC identification and control program, which is generally more stringent than the federal program and is aimed at HAPs that are a problem is California. The state has formally identified 244 substances as TACs and is adopting appropriate control measures for each. Once adopted at the state level, each air district will be required to adopt a measure that is equally or more stringent.

State

The California Legislature enacted the California Clean Air Act (CCAA) in 1988 to address air quality issues. CARB is the agency responsible for coordination and oversight of state and local air pollution control programs in California and for implementing the CCAA. California law authorizes CARB to set ambient (outdoor) air pollution standards (California Health and Safety Code [HSC] Section 39606) in consideration of public health, safety, and welfare (CAAQS) (Table 3.1-1).

California Clean Air Act of 1988

The California Clean Air Act allows the state to adopt ambient air quality standards and other regulations provided that they are at least as stringent as federal standards. CARB, a part of the California Environmental Protection Agency (CalEPA), is responsible for the coordination and administration of both federal and state air pollution programs within California and for implementing the CCAA. California law authorizes CARB to set ambient (outdoor) air pollution standards (California HSC Section 39606) in consideration of public health, safety, and welfare (Table 3.1-1).

California Ambient Air Quality Standards

CARB has established CAAQS for sulfates, hydrogen sulfide, vinyl chloride, visibility-reducing particulate matter, and the above-mentioned criteria air pollutants. In most cases, the CAAQS are more stringent than the NAAQS. Differences in the standards are generally explained by the health effects studies considered during the standard-setting process and the interpretation of the studies. In addition, the CAAQS incorporate a margin of safety to protect sensitive individuals.

CCAA requires that all local air districts in the state endeavor to achieve and maintain CAAQS by the earliest date practicable. CCAA specifies that local air districts should focus attention on reducing the



emissions from transportation and area-wide emission sources and provides districts with the authority to regulate indirect sources.

Among CARB's other responsibilities are overseeing local air district compliance with federal and state laws, approving local air quality plans, submitting SIPs to CalEPA, monitoring air quality, determining and updating area designations and maps, and setting emissions standards for new mobile sources, consumer products, small utility engines, off-road vehicles, and fuels.

California State Implementation Plan

The federal CAA (and its subsequent amendments) requires each state to prepare an air quality control plan referred to as a SIP. The SIP is a living document that is periodically modified to reflect the latest emissions inventories, plans, and rules and regulations of air basins as reported by the agencies with jurisdiction over them. The CAA Amendments released in 1992 dictate that states containing areas violating the NAAQS revise their SIPs to include extra control measures to reduce air pollution. The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the CAA. The CalEPA has the responsibility to review all SIPs to determine if they conform to the requirements of the CAA.

California Air Toxics "Hot Spots"

TACs in California are regulated primarily through the Tanner Air Toxics Act (Assembly Bill [AB] 1807, Chapter 1047, Statutes of 1983) and the Air Toxics "Hot Spots" Information and Assessment Act of 1987 (AB 2588, Chapter 1252, Statutes of 1987). AB 1807 sets forth a formal procedure for CARB to designate substances as TACs. Research, public participation, and scientific peer review are required before CARB can designate a substance as a TAC. To date, CARB has identified more than 21 TACs, including diesel particulate matter, and has adopted USEPA's list of HAPs as TACs.

Once a TAC is identified, CARB adopts an airborne toxics control measure for sources that emit that particular TAC. If a safe threshold exists for a substance at which there is no toxic effect, the control measure must reduce exposure below that threshold. If no safe threshold exists, the source must incorporate best available control technology for toxics to minimize emissions.

CARB has adopted diesel exhaust control measures and more stringent emission standards for various on-road mobile sources of emissions, including transit buses, and off-road diesel equipment (e.g., tractors, generators). Recent milestones included the low-sulfur diesel fuel requirement and stricter emissions standards for heavy-duty diesel trucks (effective in 2007 and subsequent model years) and off-road diesel equipment (2011). Over time, replacing older vehicles would result in a vehicle fleet that produces substantially lower levels of TACs than under current conditions. Mobile-source emissions of TACs (e.g., benzene, 1,3-butadiene, diesel particulate matter) in California have been reduced substantially over the last decade; such emissions will be reduced further through a progression of regulatory measures (e.g., low-emission vehicles, clean fuels, and Phase II reformulated-gasoline regulations) and control technologies.



The Hot Spots Act requires that existing facilities that emit toxic substances above a specified level prepare an inventory of toxic emissions and a risk assessment if emissions are significant, notify the public of significant risk levels, and prepare and implement risk reduction measures.

In March 2015, the California Office of Environmental Health Hazard Assessment (OEHHA) adopted "The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments" in accordance with the Health and Safety Code, Section 44300. The Final Guidance Manual incorporates the scientific basis from earlier developed Technical Support Documents to assess risk from exposure to facility emissions. The 2015 OEHHA Final Guidance has key changes including greater age sensitivity in particular for children, decreased exposure durations, and higher breathing rate profiles. Because cancer risk could be up to three times greater using this new guidance, it may result in greater mitigation requirements, more agency backlog, and increased difficulty in getting air permits.

Regional

The State is divided into air pollution control districts/air quality management districts. These agencies are county or regional governing authorities that have primary responsibility for controlling air pollution from stationary sources. CARB and local air districts are also responsible for developing clean air plans to demonstrate how and when California will attain ambient air quality standards established under both the federal and California Clean Air Acts. For the areas within California that have not attained air quality standards, CARB works with air districts to develop and implement state and local attainment plans. In general, attainment plans contain a discussion of ambient air quality data and trends; a baseline emissions inventory; future year projections of emissions, which account for growth projections and already adopted control measures; a comprehensive control strategy of additional measures needed to reach attainment; an attainment demonstration, which generally involves complex modeling; and contingency measures. Plans may also include interim milestones for progress toward attainment. The SoCAB is managed by SCAQMD.

SCAQMD Air Quality Management Planning

The SCAQMD is the air pollution control agency for all of Orange County and the urban portions of Los Angeles, Riverside, and San Bernadino counties. This area of 10,743 square miles is home to over 16.8 million people – about half the population of the whole state of California. It is the second most populated urban area in the United States and one of the smoggiest. The SCAQMD operates 37 permanent monitoring stations and 5 single-pollutant source impact lead (Pb) air monitoring sites in the SoCAB and a portion of the Salton Sea Air Basin in Coachella Valley.

The SCAQMD is the agency responsible for improving air quality in the SoCAB and ensuring that the NAAQS and CAAQS are attained and maintained. It is responsible for preparing the air quality management plan (AQMP) for the SoCAB in coordination with SCAG.

The SCAQMD's most recent AQMP is the 2016 AQMP which was adopted on March 3, 2017. The SCAQMD is currently working on the 2022 AQMP. On October 1, 2015, the USEPA strengthened the NAAQS for ground-level ozone, lowering the primary and secondary ozone standards levels to 70 parts per billion. The SoCAB is classified as an "extreme" non-attainment area and the Coachella Valley is classified



as a “severe-15” non-attainment area for the 2015 Ozone NAAQS. The 2022 AQMP is being developed to address the requirements for meeting this standard. The 2022 AQMP will represent a comprehensive analysis of emissions, meteorology, regional air quality modeling, regional growth projections, and the impact of existing and proposed control measures.

Local

City of Corona General Plan

The City of Corona General Plan includes the following policy items relevant to the Project and air quality discussed in this section:

Policy HC-2.1: Require that proposals for new sensitive land uses and/or industrial and commercial uses incorporate the adequate use of setbacks, barriers, landscaping, or other design measures as necessary to minimize air quality impact and achieve appropriate health standards.

Policy HC-2.5: Require the preparation of air quality, noise, and vibration technical studies to determine the impact of proposed new development on adjacent and surrounding land uses and to identify the appropriate measures required to mitigate such impacts.

Policy ER-12.2: Continue to cooperate with the SCAQMD and other local authorities in the air basin, in implementing air emission reduction programs and techniques.

3.1.2 Impact Discussion

3.1.2.1 Thresholds of Significance

In accordance with the CEQA Guidelines Appendix G Environmental Checklist, the following questions were analyzed and evaluated to determine whether impacts to air quality are significant environmental effects.

Where available, the significance criteria established by the applicable air quality management or air pollution district may be relied upon to make the following determinations.

Would the Project:

- Conflict with or obstruct implementation of the applicable air quality plan?
- Result in a cumulatively considerable net increase of any criteria pollutants for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?
- Expose sensitive receptors to substantial pollutant concentration?
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Regional Thresholds

While the final determination of whether a project is significant is within the purview of the Lead Agency pursuant to Section 15064(b) of the CEQA Guidelines, the SCAQMD recommends that its quantitative air pollution thresholds (shown in Table 3.1-3) be used to determine the significance of project emissions. If the Lead Agency finds that the Project has the potential to exceed these air pollution thresholds, the Project should be considered to have significant air quality impacts.

Table 3.1-3: SCAQMD Significance Thresholds

Pollutant	Significance Threshold	
	Construction Emissions (pounds/day)	Operational Emission (pounds per day)
Reactive Organic Gases (ROG) or Volatile Organic Compounds (VOC)	75	55
Carbon Monoxide (CO)	550	550
Nitrogen Oxides (NO_x)	100	55
Sulfur Oxides (SO_x)	150	150
Particulates (PM_{10})	150	150
Source: SCAQMD, 2022		

Projects that exceed the regional significance threshold contribute to the nonattainment designation of the SoCAB.

Localized Significance Thresholds

The SCAQMD identifies localized significance thresholds (LSTs) shown in Table 3.1-4. Emissions of NO_2, CO, $PM_{10,}$ and $PM_{2.5}$ generated at a project site (offsite mobile source emissions are not included in the LST analysis) could expose sensitive receptors to substantial concentrations of criteria air pollutants. A project that generates emissions that trigger a violation of the ambient air quality standards when added to the local background concentrations would cause a significant impact.

Table 3.1-4: SCAQMD Localized Significance Thresholds

Air Pollutant (Relevant Ambient Air Quality Standard)	Concentration
1-Hour CO (CAAQS)[1]	20 ppm
8-Hour CO Standard (CAAQS)	9.0 ppm
1-Hour NO_2 Standard (CAAQS)	0.18 ppm
Annual Average NO_2 Standard (CAAQS)[1]	0.03 ppm
24-Hour PM_{10} Standard – Construction (SCAQMD)[2]	10.4 µg/m^3
24-Hour $PM_{2.5}$ Standard – Construction (SCAQMD)[2]	10.4 µg/m^3
24-Hour PM_{10} Standard – Operation (SCAQMD)[2]	2.5 µg/m^3

24-Hour $PM_{2.5}$ Standard – Operation (SCAQMD)[2]	2.5 µg/m^3
Annual Average PM_{10} Standard (SCAQMD)[2]	1.0 µg/m^3
Source: SCAQMD 2022 ppm = parts per million; µg/m3 = micrograms per cubic meter; CAAQS = California AAQS; NAAQS = National AAQS 1. Based on the more restrictive California AAQS for CO and NO_2. 2. Threshold is based on SCAQMD Rule 403. Since the SoCAB is in nonattainment for PM_{10} and $PM_{2.5}$, the threshold is established as an allowable change in concentration. Therefore, background concentration is not relevant.	

CO Hotspots

Areas of vehicle congestion have the potential to cause concentrations of carbon monoxide (CO) that exceed ambient air quality standards and are called hotspots. Hotspots are typically produced at intersections where traffic congestion is highest because vehicles queue for longer periods of time at reduced speeds. Newer vehicle fleets, cleaner fuels, and advanced control technologies have greatly reduced CO concentrations in the SoCAB.

Health Risk Analysis

A health risk analysis is required of projects that require the use of chemical compounds identified in SCAQMD Rule 1401 or placed on the California Air Resources Board's (CARB) air toxics list pursuant to AB 1807, the Air Contaminant Identification and Control Act (1983) or placed on the EPA's National Emissions Standards for Hazardous Air Pollutants. SCAQMD has identified the following risk thresholds.

Table 3.1-5: SCAQMD Toxic Air Contaminant Incremental Risk Thresholds

Category	Threshold
Maximum Individual Cancer Risk	≥ 10 in 1 million
Cancer Burden (in areas ≥ 1 in 1 million)	> 0.5 excess cancer cases
Hazard Index (project increment)	≥ 1.0
Source: SCAQMD, 2022	

Residential uses do not use substantial quantities of toxic air contaminants (TACs) and typically do not exacerbate existing hazards. Therefore, these thresholds are typically applied to new industrial projects.

3.1.2.2 Project Impacts

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

Finding: Same Impact as Approved Project (Significant and Unavoidable Impact)

The SCAQMD is responsible for reducing emissions from area, stationary, and mobile sources in the SoCAB to achieve the NAAQS and CAAQS and prepares an air quality management plan (AQMP). The most current adopted plan is the 2016 AQMP, which is a regional and multiagency effort between the SCAQMD, CARB, SCAG, and the USEPA. The 2016 AQMP includes stationary and mobile-source



emission reductions from regulatory control measures, incentive-based programs, co-benefits from climate programs, mobile-source strategies, and reductions from federal sources such as aircrafts, locomotives, and ocean-going vessels. The 2016 AQMP forecasts that the SoCAB will need to increase oxides of nitrogen (NOx) reductions by an additional 45 percent above existing regulations to meet the 2023 ozone standard and 55 percent additional reductions above existing regulations to meet the 2031 ozone standard.

The SCAQMD released its Draft 2022 AQMP in May 2022. The Draft 2022 AQMP includes a variety of strategies relying on NOx emissions reductions through economy-wide transition to zero emission technologies when cost-effective and feasible, and ultra-low emission technologies in other applications, best management practices, co-benefits from existing programs such as climate and energy efficiency policies, and incentive approaches where applicable. The Draft 2022 AQMP also includes a voluntary reclassification request to “extreme” nonattainment for the Coachella Valley to provide additional time for that area to meet the standard, extending the deadline to 2037.

The two principal criteria for evaluating conformance with the AQMP are:

1. Whether the project would exceed the assumptions in the AQMP.

2. Whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay attainment of air quality standards.

Criterion 1

Both the 2016 and Draft 2022 AQMP rely on economic and demographic projections developed by SCAG in its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Because the AQMP strategy is projections from local general plans, projects that are consistent with the local general plan are considered consistent with the air quality-related regional plan.

The City of Corona 2019 General Plan Update EIR found that the General Plan Update would result in higher population and lower employment for the City of Corona compared to the SCAG projections. Thus, it would not be consistent with projections used in estimating emissions in the 2016 AQMP. The General Plan EIR concluded that once the General Plan Update was adopted and the AQMP revised, SCAG and SCAQMD would incorporate the revised growth projections in their regional planning projections and the General Plan Update would become consistent with the AQMP. However, until that time, the full buildout of the General Plan Update would not be consistent with the AQMP.

The 2022 Draft AQMP presumably includes the General Plan Update growth projections in its emissions inventory; however, the population growth associated with future residential development resulting from Project implementation would increase the growth projections slightly so that full buildout of the General Plan with Project implementation would not be consistent with the AQMP.

Criterion 2

The SoCAB is designated nonattainment for O_3 and $PM_{2.5}$ under the CAAQS and NAAQS, nonattainment for lead (Los Angeles County only) under the NAAQS, and nonattainment for PM_{10} under the CAAQS



(CARB 2022). As shown in Table 5.3-10 of the 2019 General Plan Update EIR, buildout of the General Plan would generate long-term emissions that exceed the daily SCAQMD thresholds for VOC, NO_x, PM_{10}, and $PM_{2.5}$. The emissions from the General Plan Update would contribute cumulatively to the nonattainment designations in the SoCAB, which would result in a significant air quality impact and not be consistent with the AQMP under the second criterion.

As shown in Table 2 of Appendix A, VOC, NO_x, PM_{10}, and $PM_{2.5}$ emissions would increase slightly, but Project implementation would still result in a net reduction of NO_x, CO, and SO_2. Overall, buildout of the General Plan Update including Project implementation would still result in long-term emissions that exceed the daily SCAQMD thresholds for VOC, NO_x, PM_{10}, and $PM_{2.5}$. As such, future development resulting from Project implementation would cumulatively contribute to the nonattainment status in the SoCAB, which would result in a significant air quality impact and not be consistent with the AQMP under the second criterion.

Conclusion

As identified above, Project implementation would conflict with or obstruct implementation of the applicable AQMP and would result in a significant impact. Implementation of General Plan Update EIR Mitigation Measures AQ-1 and AQ-2 would slightly reduce impacts; however, impacts would not be reduced to below the threshold of significance, and the impacts would remain significant and unavoidable, as noted in the General Plan Update EIR.

Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable Federal or State ambient air quality standard?

<u>Finding</u>: Same Impact as Approved Project (Significant and Unavoidable Impact)

To result in a less than significant impact, the following criteria must be true:

1. Regional analysis: emissions of nonattainment pollutants must be below the SCAQMD's regional significance thresholds.
2. Summary of projections: the project must be consistent with current air AQMPs including control measures and regulations. This is an approach consistent with Section 15130(b) of the CEQA Guidelines.

Step 1: Regional Analysis

Construction

Construction activities associated with the future Project implementation would occur over the buildout horizon consistent with the General Plan Update, which would result in short-term emissions of criteria air pollutants. Because of the region's nonattainment status for O_3, $PM_{2.5}$, and PM_{10}, the primary pollutants of concern are VOCs, NO_x, PM_{10}, and $PM_{2.5}$. Emissions of VOCs and NO_x are precursors to the formation of O_3. In addition, NO_x is a precursor to the formation of PM^{10} and $PM_{2.5}$.



Due to the scale of development associated with future Project implementation, construction emissions would exceed SCAQMD regional significance thresholds, which would cumulatively contribute to the nonattainment designations of the SoCAB.

As discussed in the 2019 General Plan Update EIR, air quality emissions will be addressed on a project-by-project basis to determine if future individual development projects consistent with the rezoning and AHO would exceed the SCAQMD short-term regional construction emissions.

General Plan Policy ER-12.13 would require the implementation of best practices to control fugitive dust emissions from construction, and General Plan Policy HC-2.5 would require the preparation of a technical air quality study for all new development projects to assess potential impacts. While individual development projects may not exceed the SCAQMD thresholds, the construction-related regional air quality impacts of development associated with future development projects resulting from Project implementation would be potentially significant, similar to impacts associated with implementation of the General Plan Update.

Operations

Table 3.1-6 shows the long-term operational emissions from buildout of the General Plan with future implementation of the proposed Project, which would increase the number of dwelling units and population. Like the General Plan Update, future Project implementation would help guide growth and development in the City by designating land where density intensification could occur.

Table 3.1-6: Criteria Air Pollutant Project Emissions 2040

Sector	Criteria Air Pollutant Emissions (pounds per day)					
	VOC	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
General Plan with Proposed Project						
Transportation[1]	132	1,554	5,832	33	676	280
Energy (natural gas use)[2]	175	1,550	1,005	10	121	121
Area - Light Commercial Equipment[2]	131	844	3,358	1	43	37
Area - Construction/Agriculture[2]	18	162	247	1	8	7
Area - Consumer Products[2]	5,040	0	0	0	0	0
Total	**5,496**	**4,109**	**10,442**	**44**	**849**	**446**
SCAQMD Regional Significance Threshold	55	55	550	150	150	55
Significant?	**Yes**	**No**	**No**	**No**	**Yes**	**Yes**

Notes:
1. Based on population increase
2. Based on dwelling unit increase

Sector	Criteria Air Pollutant Emissions (pounds per day)					
	VOC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Source: City of Corona, General Plan EIR 2019, Table 5.3-11 Net Change in Regional Emissions from the Existing Baseline Year 2018						

As discussed above, the primary pollutants of concern are VOCs, NO_x, PM_{10}, and $PM_{2.5}$. Emissions of VOCs and NO_x are precursors to the formation of O_3, and NO_x is a precursor to the formation of PM_{10} and $PM_{2.5}$. Buildout of the General Plan with future implementation of the proposed Project would result in long-term emissions that exceed the regional SCAQMD thresholds for VOC, NO_x, CO, PM_{10}, and $PM_{2.5}$ and would contribute cumulatively to the nonattainment status of the SoCAB, thereby resulting in a potentially significant impact.

The General Plan includes many policies that would help to reduce emissions of criteria pollutants and implementation of General Plan EIR Mitigation Measures AQ-1 and AQ-2 would help to reduce impacts, but not to a less than significant level.

Step 2: Plan Approach

Section 15130(b) of the CEQA Guidelines states the following:

> *The following elements are necessary to an adequate discussion of significant cumulative impacts: 1) Either: (A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or (B) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.*

In accordance with CEQA Guidelines 15130(b), this analysis of cumulative impacts is based on a summary of projections analysis. The SoCAB is in nonattainment for O_3, PM_{10}, and $PM_{2.5}$, which means that concentrations precursors and direct pollutants contribute to the current exceedance of the applicable ambient air quality standards.

Cumulative impacts may be analyzed using other plans that evaluate relevant cumulative effects. The geographic scope for cumulative criteria pollution from air quality impacts is the SoCAB because that is the area in which the air pollutants generated by the sources within the SoCAB circulate and are often trapped. The SCAQMD is required to prepare and maintain air quality attainment plans and a SIP to document the strategies and measures to be undertaken to reach attainment of ambient air quality standards. While the SCAQMD does not have direct authority over land use decisions, it is recognized that changes in land use and circulation planning would help the SoCAB achieve clean air mandates. The SCAQMD evaluated emissions from land uses and transportation in the entire SoCAB when it developed its attainment plans.

In accordance with CEQA Guidelines Section 15064, subdivision (h)(3), a Lead Agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously approved plan or mitigation program.



The proposed Project would comply with applicable control measures identified in the AQMP; however, as discussed in Impact AIR-1, future Project implementation would not be consistent with the AQMP growth projections and emissions; thus, impacts would be potentially significant.

Conclusion

Project implementation would result in a cumulatively considerable net increase of VOCs, NO_x, PM_{10}, and $PM_{2.5}$ for which the Project region is non-attainment under an applicable federal or State ambient air quality standard. Therefore, even with implementation of General Plan EIR Mitigation Measures AQ-1 and AQ-2, impacts would remain significant and unavoidable.

Would the Project expose sensitive receptors to substantial pollutant concentrations?

Finding: Same Impact as Approved Project (Significant and Unavoidable Impact)

The SCAQMD has developed construction and operational LSTs. Each is addressed below.

Construction

Future construction associated with Project implementation would occur over the same timeframe as the General Plan Horizon Year of 2040 or longer, through smaller individual development projects each with its own construction timeframe and equipment. The construction LST analysis requires project-specific information, such as project size, equipment, and schedule, such that a programmatic assessment is not feasible. Like the General Plan Update EIR, the proposed Project's potential future development and redevelopment could occur close to existing sensitive receptors. Future development projects that would be accommodated by Project implementation have the potential to expose sensitive receptors to substantial pollutant concentrations. Construction equipment exhaust combined with fugitive particulate matter emissions has the potential to expose sensitive receptors to substantial concentrations of criteria air pollutant emissions and result in a significant impact.

While the implementation of applicable General Plan EIR Mitigation Measures AQ-1 and AQ-2 would serve to reduce the impact, on a regional basis, Project implementation would contribute to elevated levels of TACs in the air basin; as such, the impact would be significant and unavoidable.

Operations

Project implementation would permit more intense future development of residential uses within designated areas. The types of land uses that could generate substantial amounts of stationary source emissions include industrial land uses; as such, future Project implementation would have a less than significant impact in this regard.

Buildout of future residential development permitted by Project implementation could result in siting sensitive receptors (e.g., residences) near sources of emissions (e.g., freeways, industrial uses, etc.), which could expose sensitive receptors to potential air quality-related impacts. Like the evaluation conducted for the 2019 General Plan Update EIR, the purpose of this evaluation is to identify the significant effects of



Project implementation on the environment, not the environment on the proposed Project. *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369 (Case No. S213478). Thus, CEQA does not require analysis of the potential environmental effects from siting sensitive receptors near existing sources, and this type of analysis is not provided.

While this analysis is not provided within the context of CEQA, the City of Corona General Plan Policy HC-2.1 requires that new sensitive land uses incorporate setbacks, barriers, landscaping, or other design features to minimize air quality impacts and to achieve appropriate health standards. The following policies would be applicable:

- HC-2.1 Require that proposals for new sensitive land uses and/or industrial and commercial uses incorporate the adequate use of setbacks, barriers, landscaping, or other design measures as necessary to minimize air quality impacts and achieve appropriate health standards.
- HC-2.7 Keep up to date on new and amended regulations issued by state and federal regulatory agencies with respect to air, water, and other pollutants and permissible exposure; revise local ordinances and development requirements as needed to reduce exposure to pollution.

CO Hotspots

The SoCAB is in attainment for CO under both the CAAQS and NAAQS. The CO hotspot analysis conducted for the attainment plan did not predict a violation of CO standards at the busiest intersections (Long Beach Boulevard and La Cienega Boulevard) in Los Angeles (daily traffic volume of over approximately 100,000 vehicles per day with LOS E) during the peak morning and afternoon periods.

The SCAQMD does not provide guidance for screening potential CO impacts but has accepted screening criteria developed by the Bay Area Air Quality Management District (BAAQMD), which determined that a project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour – or 24,000 vehicles per hour where vertical and/or horizontal air does not mix in order to generate a significant CO impact (BAAQMD 2017).

The General Plan Update EIR found that horizon year conditions would result in a maximum net increase of 2,460 peak hour trips which would be well below the screening criteria. Applying a 5.4 percent increase to the net trips based on the anticipated population growth would result in 2,593 trips, which would still be substantially less than the screening criteria. Therefore, implementation of the proposed Project would not produce a volume of traffic required to generate a CO hotspot, and this impact would be less than significant.

Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

<u>Finding</u>: Less Impact than Approved Project (Less than Significant Impact)

While offensive odors rarely cause any physical harm, they can still be very unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and

the SCAQMD. The occurrence and severity of odor impacts depends on numerous factors, including nature, frequency, and intensity of the source, the wind speed and direction, and the sensitivity of the receptor.

Construction

Individual construction activities associated with future residential development associated with Project implementation could result in short-term odorous emissions from exhaust associated with construction equipment and application of asphalt and architectural coatings. However, these emissions would be intermittent and would dissipate rapidly from the source. In addition, these odors would only be present temporarily and would dissipate below any air quality concern. Therefore, future construction associated with Project implementation would not create objectionable odors affecting a substantial number of people, and this impact would be less than significant.

Operations

Residential land uses that would be accommodated by future Project implementation could result in the generation of odors, such as exhaust from landscaping equipment and from cooking. Residences are not considered potential generators of odors that could affect a substantial number of people. Therefore, impacts from potential odors generated from residential land uses associated with Project implementation would be less than significant.

3.1.2.3 Cumulative Impacts

Would the Project result in a cumulatively considerable contribution to a significant cumulative air quality impact?

Finding: Same Impact as Approved Project (Significant and Unavoidable Cumulative Impact)

Cumulative impacts related to air quality are based on the regional boundaries of the SoCAB. The Project itself is a planning document consisting of zoning code updates to facilitate future lower- and moderate-income development in the City. It does not, in and of itself, constitute a development project. Future residential projects resulting from Project implementation would have to undertake their own air quality studies and comply with all However, future activities related to the Project, in conjunction with the buildout of uses as provided in the General Plan Update over the planning horizon, would cumulatively contribute to a significant air quality impact. Therefore, even with incorporation of mitigation measures, this impact would remain cumulatively considerable.

3.1.2.4 Mitigation Measures

The following mitigation measures are required for the proposed project.

> **Mitigation Measure AQ-1.** Project proponents of new development projects shall incorporate mitigation measures to reduce air pollutant emissions during construction activities. Mitigation measures shall be incorporated into all appropriate construction documents/plans (e.g., construction management plans) submitted to the City and shall be verified by the City's Development Services

Division. Mitigation measures to reduce construction related emissions could include, but are not limited to:

- Requiring fugitive-dust control measures that exceed SCAQMD's Rule 403, such as:
    - Use of nontoxic soil stabilizers to reduce wind erosion.
    - Applying water every four house to active soil-disturbing activities.
    - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
    - Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower.
    - Ensuring that construction equipment is properly serviced and maintained to the manufacturer's standards.
    - Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
    - Limiting onsite vehicle travel speeds on unpaved roads to 15 miles per hour.
    - Installing wheel washers for all existing trucks or wash off all trucks and equipment leaving the project area.
    - Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufacturers can be found on the SCAQMD's website at http://www.aqmd.gov/docs/default-source/planning/ architectural-coatings/super-compliant-manf-list.pdf?sfvrsn=71.

Mitigation Measure AQ-2. Project proponents of new development projects shall incorporate mitigation measures to reduce air pollutant emissions during operational activities. Mitigation measures shall be included as part of the construction drawings for the project's permit. Mitigation measures to reduce long-term emissions could include, but are not limited to the following:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.



- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485).
- Provide changing/shower facilities as specific in Section A5.106.4.3 of the California Green Building Standards (CALGreen) Code (Nonresidential Voluntary Measures).
- Provide bicycle parking facilities per Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code.
- Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of the CALGreen Code (Nonresidential Voluntary Measures).
- Provide facilities to support electric charging stations per Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section A5.106.8.2 (Residential Voluntary Measures of the CALGreen Code.
- Applicant-provided appliances shall be Energy Star-certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star-certified or equivalent appliances shall be verified by Building and Safety during plan check.
- Applicants for future development projects along existing and planned transit routes shall coordinate with the City of Corona and Riverside Transit to ensure that bus pads and shelter improvements are incorporated, as appropriate.



3.2 ENERGY

3.2.1 Environmental Setting

Southern California Edison (SCE) is the provider of electrical services to most of the City and its SOI. Total electricity consumption in SCE's service area, which spans much of southern California from Orange and Riverside Counties on the south to Santa Barbara County on the west to Mono County to the north, in gigawatt-hours (GWh) was 102,521 GWh in 2018 (City of Corona 2019). Sources of electricity sold by SCE in 2017 were:

- 32 percent renewable, consisting mostly of solar and wind
- 8 percent large hydroelectric
- 20 percent natural gas
- 6 percent nuclear
- 34 percent unspecified sources

On April 4, 2001, the City Council passed Resolution No. 2001-25, which established a municipally owned electric utility. In August 2001, this electric utility, which is part of the Corona Department of Water and Power (DWP) [Corona DWP has since been renamed Corona Utilities Department], entered into an agreement with SCE to provide retail services as an electric services provider. Corona Utilities buys and sells power on behalf of the City's municipal electric accounts and properties within specific service areas. In 2018, the estimated existing electricity demand for residential developments in the City was 371,670,609 kWh (kilowatt-hours) per year, with the City and SOI having a total demand of 1,412,642,823 kWh per year (City of Corona 2019).

Southern California Gas Company (SoCalGas) provides natural gas services to the City and maintains transmission and distribution lines through the City and SOI. The service area of SoCalGas spans much of the southern half of California, from Imperial County in the southeast, to San Luis Obispo County in the northwest, to part of Fresno County in the north, and to Riverside County and most of San Bernardino County in the east. According to the General Plan Update EIR, existing natural gas demands in the City for residential developments is 19.4 million therms per year, and total natural gas demand for the City and its SOI was estimated at 43.9 million therms per year (City of Corona 2019).

3.2.1.1 Regulatory Framework

Federal

Energy Independence and Security Act of 2007

The Energy Independence and Security Act of 2007 (Public Law 110-140) seeks to provide the nation with greater energy independence and security by increasing the production of clean renewable fuels; improving vehicle fuel economy; and increasing the efficiency of products, buildings, and vehicles. It also seeks to improve the energy performance of the federal government. The Energy Independence and Security Act sets increased Corporate Average Fuel Economy Standards; the Renewable Fuel Standard; appliance energy efficiency standards; building energy efficiency standards; and accelerated research and

development tasks on renewable energy sources (e.g., solar energy, geothermal energy, and marine and hydrokinetic renewable energy technologies), carbon capture, and sequestration.

Federal Energy Regulatory Commission

The Federal Energy Regulatory Commission (FERC) is an independent agency that regulates the interstate transmission of electricity, natural gas, and oil. FERC also reviews proposals to build liquefied natural gas terminals and interstate natural gas pipelines, and licenses hydropower projects. Licensing of hydroelectric facilities under FERC's authority includes input from state and federal energy and power generation, environmental protection, fish and wildlife, and water quality agencies.

Federal Energy Conservation Policy Act

The National Energy Conservation Policy Act (42 United States Code Section 8201 et seq.) serves as the underlying authority for federal energy management goals and requirements and is the foundation of most federal energy requirements. The National Energy Conservation Policy Act also established fuel economy standards for on-road motor vehicles in the U.S. The National Highway Traffic Safety Administration (NHTSA) is responsible for establishing additional vehicle standards and for revising existing standards. NHTSA and the USEPA are taking coordinated steps to enable the production of clean energy vehicles with improved fuel efficiency. NHTSA sets the Corporate Average Fuel Economy (I) levels, which, based on Obama-era regulations, would have required about 5 percent annual increases in fuel efficiency. However, in March 2020, the Trump administration rolled back the standards, with the final rule increasing the stringency of I and carbon dioxide emission standards by 1.5 percent each year through 2026.

State

California Public Utilities Commission Requirements

The California Public Utilities Commission (CPUC) is a state agency created by a constitutional amendment to regulate privately-owned utilities providing telecommunications, electric, natural gas, water, railroad, rail transit, and passenger transportation services and in-state moving companies. CPUC is responsible for assuring that California utility customers have safe, reliable utility services at reasonable rates while protecting utility customers from fraud. CPUC regulates the planning and approval for the physical construction of electric generation, transmission, or distribution facilities and local distribution pipelines of natural gas.

California Integrated Energy Policy

SB 1389 requires the CEC to "conduct assessments and forecasts of all aspects of energy industry supply, production, transportation, delivery and distribution, demand, and prices. The Energy Commission shall use these assessments and forecasts to develop energy policies that conserve resources, protect the environment, ensure energy reliability, enhance the state's economy, and protect public health and safety" (PRC Section 25301[a]). The CEC adopts an Integrated Energy Policy Report every two years and an update every other year.



AB 1493 – Clean Car Standards (Pavley)

AB 1493 was passed in 2002 and requires CARB to develop and implement regulations to reduce automobile and light truck GHG emissions, through mandating gradual reductions in global warming pollutants from cars and light trucks sold in California from 2009 through 2016. The average gram-per-mile reduction of GHG emissions from new California cars and light trucks is required to be about 30 percent in 2016 compared to model year 2004 vehicles.

CARB adopted the Advanced Clean Cars (ACC) program in 2012 in coordination with USEPA and NHTSA. The ACC program combined the control of criteria pollutants and GHG emissions into a single coordinated set of requirements for model years 2015 through 2025. CARB adopted a new approach to passenger vehicles—cars and light trucks—by combining the control of smog-causing pollutants and GHG emissions into a single coordinated package of standards. The new approach also includes efforts to support and accelerate the numbers of plug-in hybrids and zero-emission vehicles in California. The new standard drops GHG emissions to 166 grams per mile, a reduction of 34 percent compared to 2016 levels, through 2025.

Warren-Alquist Energy Resources Conservation and Development Act

Initially passed in 1974 and amended since, the Warren-Alquist Energy Resources Conservation and Development Act (Warren-Alquist Act) created the CEC, California's primary energy and planning agency. The seven responsibilities of CEC are: forecasting future energy needs, promoting energy efficiency and conservation through setting standards, supporting energy related research, developing renewable energy resources, advancing alternative and renewable transportation fuels and technologies, certifying thermal power plants 50 megawatts or larger, and planning for and directing state responses to energy emergencies. CEC regulates energy resources by encouraging and coordinating research into energy supply and demand problems to reduce the rate of growth of energy consumption. Additionally, the Warren-Alquist Act acknowledges the need for renewable energy resources and encourages CEC to explore renewable energy options that would be in line with environmental and public safety goals. (Warren-Alquist Act PRC section 25000 et seq.)

Renewable Portfolio Standard

SB 1078, 107, X1-2, and Executive Order S-14-08

The California Renewables Portfolio Standard (RPS) Program was stablished in 2002 under SB 1078 (Sher) and 107 (Simitian). The RPS program requires investor-owned utilities, electric service providers, and community choice aggregators to increase the use of eligible renewable energy resources to 33 percent of total procurement by 2020. Initially under the RPS, certain retail sellers of electricity were required to increase the amount of renewable energy each year by at least 1 percent in order to reach at least 20 percent by December 20, 2010. Executive Order (EO) S-14-08 was signed in November 2008, which expanded the state's Renewable Energy Standard to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SB X1-2). The California Public Utilities Commission is required to provide quarterly progress reports on progress toward RPS goals. This has accelerated the development of renewable energy projects throughout the State.



SB 350

SB 350 (de Leon), was signed into law September 2015. SB 350 establishes tiered increases to the RPS of 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. SB 350 also set a new goal to double the energy efficiency savings in electricity and natural gas through energy efficiency and conservation measures.

SB 100

On September 10, 2018, Governor Brown signed SB 100, which replaces the SB 350 requirement of 45 percent renewable energy by 2027 with the requirement of 50 percent by 2026 and also raises California's RPS requirements for 2050 from 50 percent to 60 percent. SB 100 also establishes RPS requirements for publicly owned utilities that consist of 44 percent renewable energy by 2024, 50 percent by 2027, and 60 percent by 2030. Furthermore, the bull also establishes an overall state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under the bill, the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Title 24, Part 6, Energy Efficiency Standards

Energy conservation standards for new residential and non-residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the CEC) in June 1977 and most recently revised in 2016 (24 CCR Part 6). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. On June 10, 2015, the CEC adopted the 2016 Building Energy Efficiency Standards, which went into effect on January 1, 2017. The 2019 Building Energy Efficiency Standards, which were recently adopted on May 9, 2018, go into effect starting January 1, 2020.

The 2016 Standards improve upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. Under the 2016 Standards, residential and nonresidential buildings are generally 28 and 5 percent more energy efficient than the 2013 Standards, respectively. Although the 2016 standards do not achieve zero net energy, they get very close to the state's goal and take important steps toward changing residential building practices in California.

The 2019 standards move toward cutting energy use in new homes by more than 50 percent and will require installation of solar photovoltaic systems for single-family homes and multifamily buildings of three stories and less. The 2019 standards focus on four key areas: 1) smart residential photovoltaic systems; 2) updated thermal envelope standards (preventing heat transfer from the interior to exterior and vice versa); 3) residential and nonresidential ventilation requirements; 4) and nonresidential lighting requirements. Under the 2019 standards, nonresidential buildings will be 30 percent more energy efficient compared to the 2016 standards, and single-family homes will be 7 percent more energy efficient. When accounting for the electricity generated by the solar photovoltaic system, single-family homes would use 53 percent less energy compared to homes built to the 2016 standards.



Title 24, Part 11, Green Building Standards

On July 17, 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (24 CCR, Part 11, known as "CALGreen") was adopted as part of the California Building Standards Code. It includes mandatory requirements for new residential and nonresidential buildings throughout California. CALGreen is intended to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the directives by the Governor. The mandatory provisions of the California Green Building Code Standards became effective January 1, 2011 and were last updated in 2016. The 2016 Standards became effective on January 1, 2017. On October 3, 2018, the CEC adopted the voluntary standards of the 2019 CALGreen, which become effective January 1, 2020.

Overall, the code is established to reduce construction waste, make buildings more efficient in the use of materials and energy, and reduce environmental impact during and after construction. CALGreen contains requirements for construction site selection; storm water control during construction; construction waste reduction; indoor water use reduction; material selection; natural resource conservation; site irrigation conservation; and more. The code provides for design options allowing the designer to determine how best to achieve compliance for a given site or building condition. The code also requires building commissioning, which is a process for verifying that all building systems (e.g., heating and cooling equipment and lighting systems) are functioning at their maximum efficiency.

Local

City of Corona Climate Action Plan

The City of Corona's 2019 Climate Action Plan (CAP) Update provides direction for the reduction of GHG emissions from sources under the City's jurisdiction in coordination with the City's land use decisions from the General Plan. The 2019 CAP provides measures to meet the goal of reducing community GHG emissions to a level 20 percent below projected business-as-usual emissions for 2020. Furthermore, the 2019 CAP aims to meet the goals set forth in EO S-03-05 to reduce GHG emissions to a level 80 percent below 1990 levels by 2050.

To meet the established 2020 Reduction Target, the current CAP includes various reduction measures across several sectors that include transportation, energy, water, solid waste, and agriculture. The reduction measures encompass both state- and local-based measures. Identified state-based measures related to energy include compliance with the Building Energy Efficiency Standards and CALGreen and utilities meeting the RPS. The 2019 CAP also includes energy-related local-based measures, which are measures the City can implement that are beyond statewide measures. Other energy-related local measures include supporting energy efficiency and renewable energy retrofits for existing homes and commercial buildings. The 2019 CAP also includes measures that support increasing the Incorporation of renewable energy systems into new residential and non-residential development projects.



City of Corona General Plan

The City of Corona General Plan includes the following policy items relevant to the Project and energy resources discussed in this section:

Policy ER-12.14: Reduce energy consumed by commercial and residential uses by requiring the use and installation of energy conservation features in all new construction projects and wherever feasible, retrofitting existing and redevelopment projects.

Policy ER-13.2: Encourage the maximum feasible energy efficiency in site design, building orientation, landscaping, and utilities/infrastructure for all development and redevelopment projects (residential, commercial, industrial, and public agency) to support GHG emissions reductions.

Policy IU-71: Require that new development is approved contingent upon its ability to be served with adequate natural gas, energy facilities, and other critical infrastructure.

3.2.2 Impact Discussion

3.2.2.1 Thresholds of Significance

In accordance with the CEQA Guidelines Appendix G Environmental Checklist, the following question was analyzed and evaluated to determine whether impacts to energy are significant. Would the Project:

- Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The following issues were determined to have no impact or a less than significant impact during the Initial Study and NOP Scoping process. These issues were sufficiently analyzed in the Initial Study and are not discussed further in this section. Would the Project:

- Conflict with or obstruct a state or local plan for renewable energy and energy efficiency?

3.2.2.2 Project Impacts

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

Finding: Same Impact as Approved Project (Less than Significant Impact)

Construction

Construction of the proposed project would occur over an extended period consistent with the General Plan Horizon Year of 2040 or longer. Individual residential projects developed in accordance with the proposed project would require the use of both onroad (employee vehicles, delivery trucks, etc.) and offroad construction equipment (graders, crawler tractors, etc.) in addition to electric-powered hand tools (power drills, table saws, etc.)

During construction, individual projects would comply with General Plan EIR Mitigation Measure AQ-1 which is aimed at reducing air pollution and includes measures such as minimizing idling of construction offroad equipment and maintaining all equipment in accordance with manufacturer standards. Such measures would also minimize the wasteful consumption of energy resources during construction. The construction of future residential development resulting from Project implementation would result in less than significant impacts.

Operations

Implementation of the proposed project would result in an increase of 5.6 percent new residential housing units that were unaccounted for in the General Plan Update that would create additional demand for electricity, natural gas, and motor vehicle fuels. Each energy source is discussed separately below.

Electricity

According to the General Plan Update EIR the existing electricity use within the City and SOI would total 1,412,642,823 kWh annually. Electrical service to the City and SOI would be provided by SCE and Corona DWP through connections to existing off-site electrical lines and new on-site infrastructure.

Future development resulting from Project implementation is anticipated to add 9,990 new residents to the City of Corona through the 2040 Horizon Year. Table 3.2-1 provides an estimate of the increase in electricity consumption resulting from Project implementation. Project implementation is anticipated to result in a total demand of 436,201,062 kilowatt-hours (kWh).

Table 3.2-1: Year 2040 Forecast Electricity Consumption

Area	Electricity Usage, kWh per year			
	Existing Baseline (2018)1	Horizon Year 2040 (General Plan Update)[2]	2040 General Plan Update + Proposed Project[3]	Net Change from Baseline
City				
Residential	371,670,609	413,743,542	436,201,062	64,530,453

Notes:

1. Electricity usage is provided by SCE and Corona Department of Water and Power.

2. Residential energy and nonresidential energy forecasts are adjusted for increases in housing and employment, respectively, in the City and SOI and do not account for reductions due to increase in energy efficiency from compliance with the Building Energy Efficiency Standards and CALGreen.

3. Based on an increase of 2,248 kWh per additional resident

Source: City of Corona 2019 General Plan Update EIR, Table 5.6-4

While the demand for electricity would increase, individual development projects would be required to comply increasing energy efficiency standards set forth by Title 24 of the California Administrative Code and the Applicable Efficiency Regulations as well as CALGreen standards related to energy. Furthermore, the City's CAP includes many measures aimed at reducing energy demand. Accordingly, the increase in electricity would not be wasteful or inefficient.

Natural Gas

The General Plan Update EIR provided an estimate of existing natural gas usage within the City and SOI of 43,945,421 therms for all uses annually. Natural gas service to the City and SOI would be provided by the Southern California Gas Company (SoCalGas). Project implementation is anticipated to add 9,990 new residents to the City of Corona through the 2040 Horizon Year. Table 3.2-2 provides an estimate of the increase in natural gas consumption from project implementation. Project implementation is anticipated to result in a total demand of 22,530,439 therms on annual basis.

Table 3.2-2: Year 2040 Forecast Natural Gas Consumption

Area	Natural Gas Usage, therms per year			
	Existing Baseline (2018)1	Horizon Year 2040 (General Plan Update)[2]	2040 General Plan Update + Proposed Project[3]	Net Change from Baseline
City				
Residential	19,377,837	21,571,399	22,530,439	3,152,602

Notes:

1. Natural gas usage provided by SoCalGas.

2. Residential energy and nonresidential energy forecasts are adjusted for increases in housing and employment, respectively, in the City and SOI and do not account for reductions due to increase in energy efficiency from compliance with the Building Energy Efficiency Standards and CALGreen.

3. Based on an increase of 2,248 kWh per additional resident

Source: City of Corona 2019 General Plan Update EIR, Table 5.6-4

Implementation of the proposed Project would result in an increased demand for natural gas. Individual future residential development projects would be required to comply increasing energy efficiency standards set forth by Title 24 of the California Administrative Code and the Applicable Efficiency Regulations as well as CALGreen standards related to energy. Furthermore, the City's CAP includes many measures aimed at reducing energy demand. Accordingly, the increase in natural gas would not be wasteful or inefficient.

Transportation Fuels

Project implementation resulting in future residential development would consume transportation energy (e.g., gasoline, diesel, compressed natural gas (CNG), and electricity) during operations form the use of motor vehicles. As shown in Table 3.2-3, Project implementation would result in a decrease of 16,288,762 gallons of gasoline, an increase of 79,964 gallons of diesel, an increase of 671,099 gallons of CNG, and an increase of 41,192,144 kWh of electricity relative to the existing baseline.

Table 3.2-3: Operation-Related Fuel Usage: Full VMT

Fuel Type	Existing Baseline (2018)	Horizon Year 2040 (General Plan Update)[1]	2040 General Plan Update + Proposed Project[2]	Net Change from Baseline
Gasoline				
VMT	2,537,668,340	3,184,553,773	3,356,519,677	818,851,337
Gallons	104,432,661	83,637,971	88,143,899	-16,288,762
Miles Per Gallon	24.30	38.08	38.08	14
Diesel				
VMT	243,354,087	330,398,780	348,240,314	104,886,227
Gallons	26,083,846	24,818,288	26,163,810	79,964
Miles Per Gallon	9.33	13.31	13.31	3.98
Compressed Natural Gas				
VMT	2,129,944	4,081,551	4,301,955	2,172,011
Gallons	579,469	1,186,827	1,250,568	671,099
Miles Per Gallon	3.68	3.44	3.44	-0.24
Electricity				
VMT	9,554,194	149,557,715	157,633,832	148,079,638
kWh	3,211,752	42,131,229	44,403,896	41,192,144
Miles Per kWh	2.97	3.55	3.55	0.58

Notes:

1. Based on daily VMT provided by Fehr & Peers. VMT per year based on a conversion of VMT x 347 days per year to account for less travel on weekend, consistent with CARB statewide GHG emissions inventory methodology (CARB 2008).

2. 2040 VMT adjusted by proposed population increase of 5.4 percent.

Source: City of Corona 2019 General Plan Update Table 5.6-6

As shown in the table above, VMT and fuel usage would generally increase from future implementation of the Project; however, the fuel efficiency of gasoline- and diesel-powered vehicles under year 2040 conditions would improve compared to baseline year 2018. VMT associated with electric vehicles (EV), and thus electricity usage, would also increase under future Project implementation when compared to existing baseline. It is also anticipated that EVs will improve in energy efficiency. Consistent with regulatory measures aimed at increasing the supply of electricity from renewable sources, it is anticipated that a greater share of the electricity used to power EVs will be from renewable sources.

Although future residential development resulting from Project implementation would demand additional transportation fuels in certain categories, others would decrease or become energy efficient. The use of transportation fuels would not be inefficient or wasteful. Impacts would be less than significant.



3.2.2.3 Cumulative Impacts

Would the Project result in a cumulatively considerable contribution to a significant cumulative energy impact?

Finding: Same Impact as Approved Project (Less than Significant Impact)

Cumulative impacts related to energy are based on the regional boundaries of the City and County, as well as the extent of service providers and their territories. The cumulative effects of Project implementation related to the wasteful, inefficient, or unnecessary consumption of energy and conflicting with energy plans and standards would be the same as discussed above. Energy impacts are localized and would not combine with the similar effects of other projects. The Project itself is a planning document consisting of zoning code updates to facilitate future lower- and moderate-income development in the City. It does not, in and of itself, constitute a development project. Future activities related to Project implementation, in conjunction with the buildout of uses as provided in the General Plan Update over the planning horizon, would cumulatively contribute to the increase in demand for energy resources. Each implementing development project would have to undertake site-specific evaluations and their own discretionary permits with respect to their potential energy consumption, and they would be subject to all applicable regulations and requirements related to energy efficiency, as described above. Therefore, future Project implementation would not result in a cumulatively considerable contribution to a significant cumulative energy impact, and this impact would be less than significant.

3.3 GREENHOUSE GAS EMISSIONS

3.3.1 Environmental Setting

3.3.1.1 Greenhouse Gases

GHGs and climate change are cumulative global issues. CARB and the Cal EPA regulate GHG emissions within the State of California and the U.S., respectively. While the CARB has the primary regulatory responsibility within California for GHG emissions, local agencies can also adopt policies for GHG emission reductions.

Many chemical compounds in the earth's atmosphere act as GHGs, as they absorb and emit radiation within the thermal infrared range. When radiation from the sun reaches the Earth's surface, some of it is reflected back into the atmosphere as infrared radiation (heat). GHGs absorb this infrared radiation and trap the heat in the atmosphere. Over time, the amount of energy from the sun to the Earth's surface should be approximately equal to the amount of energy radiated back into space, leaving the temperature of the earth's surface roughly constant. Many gases exhibit these "greenhouse" properties. Some of them occur in nature (water vapor, carbon dioxide [CO_2], methane [CH_4], and nitrous oxide [N_2O]), while others are exclusively human-made (like gases used for aerosols).

The principal climate change gases resulting from human activity that enter and accumulate in the atmosphere are listed below:

- **Carbon Dioxide.** CO_2 enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and chemical reactions (e.g., the manufacture of cement). CO_2 is also removed from the atmosphere (or "sequestered") when it is absorbed by plants as part of the biological carbon cycle.
- **Methane.** CH_4 is emitted during the production and transport of coal, natural gas, and oil. CH_4 emissions also result from livestock and agricultural practices and the decay of organic waste in municipal solid waste landfills, raising livestock, natural gas and petroleum systems, stationary and mobile combustion, and wastewater treatment.
- **Nitrous Oxide.** N_2O is emitted during agricultural and industrial activities as well as during combustion of fossil fuels and solid waste. N_2O emissions from motor vehicles generally occur directly from operation of vehicles.
- **Hydrofluorocarbons.** HFCs are one of several high global warming potential (GWP) gases that are not naturally occurring and are generated from industrial processes. HFC (refrigerant) emissions from vehicle air conditioning systems occur due to leakage, losses during recharging, or release from scrapping vehicles at end of their useful life.
- **Perfluorocarbons.** PFCs are another high GWP gas that are not naturally occurring and are generated in a variety of industrial processes.



- **Sulfur Hexafluoride.** SF_6 is another high GWP gas that is not naturally occurring and is generated in a variety of industrial processes.

3.3.1.2 Sources of Greenhouse Gas Emissions

On a global scale, GHG emissions are predominantly associated with activities related to energy production; changes in land use, such as deforestation and land clearing; industrial sources; agricultural activities; transportation; waste and wastewater generation; and commercial and residential land uses. World-wide, energy production including the burning of coal, natural gas, and oil for electricity and heat is the largest single source of global GHG emissions.

In 2019, GHG emissions within California totaled 418.1 million metric tons (MMT) of carbon dioxide equivalent (CO_2e). Within California, the transportation sector is the largest contributor, accounting for approximately 41 percent of the total statewide GHG emissions. Emissions associated with industrial uses are the second largest contributor, totaling roughly 24 percent. Electricity generation totaled roughly 14 percent. Residential, commercial, and agricultural/forestry made up the approximately 8 percent, 6 percent, and 8 percent of the remaining GHG emissions (CARB 2021).

3.3.1.3 Potential Environmental Impacts

There are uncertainties as to exactly what the climate changes will be in various local areas of the earth. There are also uncertainties associated with the magnitude and timing of other consequences of a warmer planet: sea level rise, spread of certain diseases out of their usual geographic range, the effect on agricultural production, water supply, sustainability of ecosystems, increased strength and frequency of storms, extreme heat events, increased air pollution episodes, and the consequence of these effects on the economy.

Within California, climate changes would likely alter the ecological characteristics of many ecosystems throughout the state. Such alterations would likely include increases in surface temperatures and changes in the form, timing, and intensity of precipitation. For instance, historical records are depicting an increasing trend toward earlier snowmelt in the Sierra Nevada. This snowpack is a principal supply of water for the state, providing roughly 50 percent of state's annual runoff. If this trend continues, some areas of the state may experience an increased danger of floods during the winter months and possible exhaustion of the snowpack during spring and summer months. An earlier snowmelt would also impact the state's energy resources. An early exhaustion of the Sierra snowpack may force electricity producers to switch to more costly or non-renewable forms of electricity generation during spring and summer months. A changing climate may also impact agricultural crop yields, coastal structures, and biodiversity. As a result, resultant changes in climate will likely have detrimental effects on some of California's largest industries, including agriculture, wine, tourism, skiing, recreational and commercial fishing, and forestry.

3.3.1.4 General Plan Update EIR

An emissions inventory of the City of Corona and SOI was conducted for the General Plan Update EIR for the existing residential, institutional, commercial, office, and industrial uses identified on Figure 3-4, Existing



Land Use in the General Plan Update EIR. GHG emissions generated in the City and SOI were estimated using EMFAC2017, OFFROAD2017, and data provided by SCE (electricity), SoCalGas (natural gas), and the City of Corona (electricity and water use). Emissions in the City and SOI come from the following sources:

- Transportation: Emissions from vehicle trips beginning and ending in the City and SOI boundaries and from external/internal vehicle trips (i.e., trips that either begin or end in the City and SOI).
- Energy: Emissions generated from purchased electricity and natural gas consumption used for cooking and heating in the City and SOI.
- Solid Waste Disposal: Indirect emissions from waste generated in the City and SOI.
- Water/Wastewater: Emissions from electricity used to supply, treat, and distribute water based on the overall water demand and wastewater generation in the City and SOI.
- Area Sources: Emissions generated from light commercial equipment, agricultural, and construction equipment use in the City and SOI.

3.3.1.5 Regulatory Framework

State

In the absence of federal regulations, control of GHGs is generally regulated at the state level and is typically approached by setting emission reduction targets for existing sources of GHGs, setting policies to promote renewable energy and increase energy efficiency, and developing statewide action plans.

California has adopted statewide legislation addressing various aspects of climate change and GHG emissions mitigation. Much of this legislation establishes a broad framework for the state's long-term GHG reduction and climate change adaptation program. The governor has also issued several executive orders (EOs) related to the state's evolving climate change policy.

Current State of California guidance and goals for reduction in GHG emissions are generally embodied in EO S-03-05 and B-30-15, AB 32, SB 32, and SB 375.

Executive Order S-03-05

On June 1, 2005, former California Governor Arnold Schwarzenegger announced EO S-3-05, which announced the following reduction targets for GHG emissions:

- By 2010, reduce GHG emissions to 2000 levels.
- By 2020, reduce GHG emissions to 1990 levels.
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.



The 2050 reduction goal represents what some scientists believe is necessary to reach levels that would stabilize the climate. The 2020 goal was established to be a mid-term target. Because this is an EO, the goals are not legally enforceable for local governments or the private sector.

Executive Order B-30-15

On April 29, 2015, Governor Edmund G. Brown Jr. issued EO B-30-15 to establish a California GHG reduction target of 40 percent below 1990 levels by 2030. The Governor's EO aligns California's GHG reduction targets with those of leading international governments ahead of the United Nations Climate Change Conference in Paris in late 2015. The EO sets a new interim statewide GHG emission reduction target to reduce GHG emissions to 40 percent below 1990 levels by 2030 in order to ensure that California meets its target of reducing GHG emissions to 80 percent below 1990 levels by 2050 and directs CARB to update the Climate Change Scoping Plan to express the 2030 target in terms of $MMTCO_2e$. The EO also requires the state's climate adaptation plan to be updated every 3 years and for the state to continue its climate change research program, among other provisions. As with EO S-3-05, this EO is not legally enforceable against local governments and the private sector. Legislation that would update AB 32 to provide post-2020 targets was signed by the Governor in 2016. SB 32 includes a 2030 mandate matching the requirements of the EO.

Assembly Bill 32

The California State Legislature enacted AB 32, the California Global Warming Solutions Act of 2006. Current State of California guidance and goals for reductions in GHG emissions are generally embodied in the Global Warming Solutions Act. AB 32 was passed by the California state legislature on August 31, 2006, to place the state on a course toward reducing its contribution of GHG emissions. AB 32 follows the 2020 tier of emissions reduction targets established in EO S-03-05.

SB 32

SB 32 was signed into law on September 8, 2016. SB 32 gives CARB the statutory responsibility to include the 2030 target previously contained in EO B-30-15 in the 2017 Scoping Plan Update. SB 32 states that "In adopting rules and regulations to achieve the maximum technologically feasible and cost-effective greenhouse gas emissions reductions authorized by this division, the state [air resources] board shall ensure that statewide greenhouse gas emissions are reduced to at least 40 percent below the statewide greenhouse gas emissions limit no later than December 31, 2030."

Climate Change Scoping Plan

In December 2008, CARB approved the AB 32 Scoping Plan outlining the state's strategy to achieve the 2020 GHG emissions limit. The Scoping Plan estimates a reduction of 174 $MMTCO_2e$ (about 191 million U.S. tons) from the transportation, energy, agriculture, forestry, and high climate-change-potential sectors, and proposes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve the environment, reduce dependence on oil, diversify California's energy sources, save energy, create new jobs, and enhance public health. The Scoping Plan must be updated every 5 years to evaluate the implementation of AB 32 policies to ensure that California is on track to achieve the 2020 GHG reduction



goal. The First Update to the Climate Change Scoping Plan was approved by the CARB on May 22, 2014. In 2016, the State Legislature passed SB 32, which codified a 2030 GHG emissions reduction target of 40 percent below 1990 levels. With SB 32, the State Legislature passed companion legislation AB 197, which provides additional direction for developing the Scoping Plan. On December 14, 2017, the CARB approved the Second Update to the Climate Change Scoping Plan, the 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Target. The 2017 Scoping Plan identified key sectors of the implementation strategy, which includes improvements in low carbon energy, industry, transportation sustainability, natural and working lands, waste management, and water. Through a combination of data synthesis and modeling, CARB determined that the target statewide 2030 emissions limit is 260 $MMTCO_2e$, and that further commitments will need to be made to achieve an additional reduction of 50 $MMTCO_2e$ beyond current policies and programs. Key elements of the 2017 Update include a proposed 20 percent reduction in GHG emissions from refineries and an expansion of the Cap-and-Trade program to meet the aggressive 2030 GHG emissions goal.

SB 375

In 2008, SB 375, the Sustainable Communities and Climate Protection Act, was adopted to connect the GHG emissions reductions targets established in the 2008 Scoping Plan for the transportation sector to local land use decisions that affect travel behavior. Its intent is to reduce GHG emissions from light-duty trucks and automobiles (excludes emissions associated with goods movement) by aligning regional long-range transportation plans, investments, and housing allocations to local land use planning to reduce VMT and vehicle trips. Specifically, SB 375 required CARB to establish GHG emissions reduction targets for each of the 18 metropolitan planning organizations (MPOs). The Southern California Association of Governments (SCAG) is the MPO for the Southern California region, which includes the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. Pursuant to the recommendations of the Regional Transportation Advisory Committee, CARB adopted per capita reduction targets for each of the MPOs rather than a total magnitude reduction target.

SB 1078, 107, X1-2, and Executive Order S-14-08

A major component of California's Renewable Energy Program is the RPS established under SB 1078 (Sher) and 107 (Simitian). Under the RPS, certain retail sellers of electricity were required to increase the amount of renewable energy each year by at least 1 percent in order to reach at least 20 percent by December 30, 2010. EO S-14-08 was signed in November 2008, which expanded the state's Renewable Energy Standard to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SBX1- 2). Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. The increase in renewable sources for electricity production will decrease indirect GHG emissions from development projects because electricity production from renewable sources is generally considered carbon neutral.

SB 350

SB 350 (de Leon) was signed into law September 2015. SB 350 establishes tiered increases to the RPS of 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. SB 350 also set a new goal to double



the energy efficiency savings in electricity and natural gas through energy efficiency and conservation measures.

SB 100

On September 10, 2018, Governor Brown signed SB 100, which replaces the SB 350 requirement of 45 percent renewable energy by 2027 with the requirement of 50 percent by 2026 and also raises California's RPS requirements for 2050 from 50 percent to 60 percent. SB 100 also establishes RPS requirements for publicly owned utilities that consist of 44 percent renewable energy by 2024, 52 percent by 2027, and 60 percent by 2030. Furthermore, the bill also establishes an overall state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under the bill, the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Executive Order B-55-18

EO B-55-18 issued by Governor Brown on September 10, 2018, establishes a new statewide goal to achieve carbon neutrality as soon as possible, but no later than 2045, and to achieve and maintain net negative emissions thereafter. The EO directs CARB to work with relevant state agencies to develop a framework for implementation and accounting that tracks progress toward this goal.

California Energy Code

Compliance with the California Energy Code (Title 24, Part 6, of the CCR, California's Energy Efficiency Standards) and Title 20, Public Utilities and Energy, standards must occur for all new buildings constructed in California. These efficiency standards apply to new construction of both residential and nonresidential (i.e., maintenance buildings and pump station buildings associated with the Program) buildings, and they regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit processes, and local government agencies may adopt and enforce energy standards for new buildings provided that these standards meet or exceed those provided in the Title 24 guidelines.

Local

City of Corona Climate Action Plan

The City of Corona's 2019 CAP Update provides direction for the reduction of GHG emissions from sources under the City's jurisdiction in coordination with the City's land use decisions from the General Plan. The 2019 CAP provides measures to meet the goal of reducing community GHG emissions to a level 20 percent below projected business-as-usual emissions for 2020. Furthermore, the 2019 CAP aims to meet the goals set forth in EO S-03-05 to reduce GHG emissions to a level 80 percent below 1990 levels by 2050.

To meet the established 2020 Reduction Target, the current CAP includes various reduction measures across several sectors that include transportation, energy, water, solid waste, and agriculture. The reduction measures encompass both state- and local-based measures. Identified state-based measures related to



energy include compliance with the Building Energy Efficiency Standards and CALGreen and utilities meeting the RPS. The 2019 CAP also includes energy-related local-based measures, which are measures the City can implement that are beyond statewide measures. Other energy-related local measures include supporting energy efficiency and renewable energy retrofits for existing homes and commercial buildings. The 2019 CAP also includes measures that support increasing the incorporation of renewable energy systems into new residential and non-residential development projects.

City of Corona General Plan

The City of Corona General Plan includes the following policy items relevant to the Project and greenhouse gas discussed in this section:

Policy HC-2.1: Require that proposals for new sensitive land uses and/or industrial and commercial uses incorporate the adequate use of setbacks, barriers, landscaping, or other design measures as necessary to minimize air quality impact and achieve appropriate health standards.

Policy HC-2.5: Require the preparation of air quality, noise, and vibration technical studies to determine the impact of proposed new development on adjacent and surrounding land uses and to identify the appropriate measures required to mitigate such impacts.

Policy ER-12.2: Continue to cooperate with the SCAQMD and other local authorities in the air basin, in implementing air emission reduction programs and techniques.

3.3.2 Impact Discussion

3.3.2.1 Thresholds of Significance

In accordance with the CEQA Guidelines Appendix G Environmental Checklist, the following question was analyzed and evaluated to determine whether impacts to greenhouse gas emissions are significant. Would the Project:

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

SCAQMD has adopted a significance threshold of 10,000 $MTCO_2e$ per year for permitted (stationary) sources of GHG emissions for which SCAQMD is the designated lead agency. To provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents, SCAQMD convened a GHG CEQA Significance Threshold Working Group (Working Group). SCAQMD identified a tiered approach for evaluating GHG emissions for development projects where SCAQMD is not the lead agency, however, the following tiered approach has not been formally adopted by SCAQMD.

- Tier 1. If a project is exempt from CEQA, project-level and cumulative GHG emissions are less than significant.



- Tier 2. If the project complies with a GHG emissions reduction plan or mitigation program that avoids or substantially reduces GHG emissions in the project's geographic area (e.g., city or county), project-level and cumulative GHG emissions are less than significant.
- Tier 3. If GHG emissions are less than the screening-level threshold, project-level and cumulative GHG emissions are less than significant.

  For projects that are not exempt or where no qualifying GHG reduction plans are directly applicable, SCAQMD requires an assessment of GHG emissions. Project-related GHG emissions include on-road transportation, energy use, water use, wastewater generation, solid waste disposal, area sources, off-road emissions, and construction activities. The SCAQMD Working Group identified that because construction activities would result in a "one-time" net increase in GHG emissions, construction activities should be amortized into the operational phase GHG emissions inventory based on the service life of a building. For buildings in general, it is reasonable to look at a 30-year time frame, since this is a typical interval before a new building requires the first major renovation. The SCAQMD identified a screening-level threshold of 3,000 $MTCO_2e$ annually for all land use types. This interim bright-line screening-level criteria are based on a review of the Governor's Office of Planning and Research database of CEQA projects. Based on their review of 711 CEQA projects, 90 percent of CEQA projects would exceed the bright-line threshold. Therefore, projects that do not exceed the bright-line threshold would have a nominal, and therefore, less than cumulatively considerable impact on GHG emissions. Between the three identified thresholds, SCAQMD recommends use of the 3,000 $MTCO_2e$ interim bright-line screening-level criterion for all project types (SCAQMD 2010b).
- Tier 4. If emissions exceed the screening threshold, a more detailed review of the project's GHG emissions is warranted.

SCAQMD has identified an efficiency target for projects that exceed the bright-line threshold: a 2020 efficiency target of 4.8 $MTCO_2e$ per year per service population ($MTCO_2e$/year/SP) for project-level analyses and 6.6 $MTCO_2e$/year/SP for plan-level projects (e.g., general plans). Service population is generally defined as the sum of residential and employment population of a project. The per capita efficiency targets are based on the AB 32 GHG reduction target and 2020 GHG emissions inventory prepared for CARB's 2008 Scoping Plan.

For purposes of this analysis, the bright-line threshold of 3,000 $MTCO_2e$/year is utilized to determine the project impact for horizon year 2040. In addition, the post-2020 reduction target and goal set by SB 32 and EO S-03-05, respectively, are also utilized to determine project significance for year 2030 and year 2050.



3.3.2.2 Project Impacts

Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: Same Impact as Approved Project (Significant and Unavoidable Impact)

Buildout of the proposed project would result in GHG emissions over the Project implementation horizon consistent with the General Plan of 2040 or greater. The proposed Project would implement zoning changes that would permit future additional dwelling units and population to the current growth projections beyond what was anticipated from the 2019 General Plan Update. Table 3.3-1 provides a summary of the proposed Project's GHG emissions. As shown, Project implementation would result in a decrease 18,338 metric tons of carbon dioxide equivalent ($MTCO_2e$) from existing conditions and would not exceed the 3,000 $MTCO_2e$ SCAQMD bright-line screening threshold. In addition, while implementation of the proposed Project will result in an increase of the service population by 80,444 persons (a 29 percent increase), emissions per person would decrease compared to existing baseline. Emissions per service population would decrease to 3.4 $MTCO_2e$ per service population ($MTCO_2e$ /SP) in horizon year 2040 from 4.5 $MTCO_2e$/SP for the existing baseline year. Accordingly, implementation of the Project would result in less than significant GHG emissions impacts as it pertains to year 2040.

Table 3.3-1: Proposed Project GHG Emissions 2040

Category	GHG Emissions ($MTCO_2e$/Year)			
	Existing (2018)	Proposed Project	Net Change	Percent Change
Transportation	617,849	441,641[1]	-176,208	-29%
Residential Energy	226,671	281,039[2]	54,368	24%
Non-Residential Energy	319,752	409,435	89,683	28%
Solid Waste Disposal	34,616	41,447[1]	6,831[1]	20%
Water/Wastewater	28,802	34,486[1]	5,684	20%
Off-Road Equipment	19,473	24,591[2]	1,304	7%
Total Community Emissions	1,247,163	1,232,639	-18,338	-1%
SCAQMD Bright Line Threshold	-	-	3000	-
Exceeds Bright the Bright-Line Threshold	-	-	No	-
Service Population	277,948	358,392	80,444	29%
$MTCO_2e$/SP	4.5	3.4	-1.0	

Notes:
1. Based on population increase
2. Based on dwelling unit increase
Source: City of Corona, General Plan EIR 2019, Table 5.8-6 Horizon Year 2040 City and SOI GHG Emissions Forecast

Consistency with SB 32 and Executive Order S-03-05 GHG Reduction Targets

Implementation of the proposed Project would not generate an increase in GHG emissions from the CEQA baseline in the 2040 horizon year forecast. This analysis also considers the potential for the Project to conflict with the GHG reduction goals established under SB 32 and EO S-03-05, which require a reduction in statewide GHG emissions from existing conditions to achieve a 40 percent reduction in GHG emissions by 2030 and an 80 percent reduction in GHG emissions by 2050, respectively.

SB 32 Reduction Target

The City of Corona's CAP indicates that its implementation would result in the City meeting the established GHG reduction target for year 2030. While future residential development resulting from Project implementation would result in a slight increase in the population and number of dwelling units, the same strategies in the CAP would apply.

Based on the overall statewide reduction target set under SB 32, the proposed CAP set a year 2030 reduction target of 890,378 $MTCO_2e$ (49 percent below 2008 levels) for the City. Per the proposed CAP, with implementation of the local reduction strategies in addition to state and federal reductions, the City's community-wide inventory projected for year 2030 is 566,275 $MTCO_2e$, which would provide an ample buffer for the growth associated with Project implementation to still meet the established year 2030 target (see Table 10, Community Emissions and Targets Comparison, of the proposed CAP). Therefore, future residential development resulting from Project implementation would result in less than significant GHG emissions impacts as it pertains to meeting the interim year 2030 reduction target.

Executive Order S-03-05 GHG Reduction Targets

Future implementation of the proposed Project would result in an overall net decrease in emissions in horizon year 2040 compared to existing baseline and is also projected to meet the year 2040 GHG emissions reduction target set in the proposed CAP. The City is also projected to meet the year 2030 GHG emissions reduction target even under the growth scenario associated with Project implementation. These two metrics provide an indication that the City would make progress in meeting the long-term year 2050 reduction goal of EO S-03-05. However, the CAP does not include any reduction strategies to meet the long-term 2050 reduction goal. Reduction strategies to meet the long-term 2050 GHG reduction goal in addition to establishment of a 2050 reduction target would be included in the planned future updates to the CAP. Therefore, like the General Plan Update, GHG emissions impacts related to future residential projects resulting from Project implementation are considered potentially significant in regard to meeting the long-term year 2050 reduction goal.

Conclusion

Implementation of the proposed Project would result in a reduction in GHG emissions in horizon year 2040 from existing baseline and is projected to meet the GHG reduction target established under SB 32; however, it may not meet the long-term GHG reduction goal under EO S-03-05. Accordingly, this is a potentially significant impact. The City would continue to implement General Plan EIR Mitigation Measure GHG-1, which requires the City to track and monitor the City's GHG emissions and update the CAP every five years.



However, the General Plan Update EIR identified that at this time there is no plan past 2030 that achieves the long-term GHG reduction goal established under EO S-03-05, and there are currently no additional statewide measures available to help the City meet the goal. Therefore, impacts related to future Project implementation would continue to be significant and unavoidable even with the continued incorporation of General Plan Update EIR Mitigation Measure GHG-1, as noted in the General Plan Update EIR.

Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Finding: Same Impact as Approved Project (No Impact)

Project implementation would have a significant impact with respect to GHG emissions and global climate change if it would substantially conflict with the provisions of Section 15064.4(b) of the *CEQA Guidelines.*

Pursuant to Appendix G of the *CEQA Guidelines*, a significant GHG impact is identified if the project could conflict with applicable GHG reduction plans, policies, or regulations. Development projects would be subject to complying with SB 32, SCAG's RTP/SCS, and the City's CAP. SB 32 is a statewide reduction goal aimed at reducing emissions to 40% below 1990 levels by 2030. CARB's 2017 Scoping Plan sets a framework for the State to meet the reduction targets of SB 32.

Consistency with the Final 2017 Scoping Plan Update

The CARB Scoping Plan is applicable to state agencies but is not directly applicable to cities/counties and individual projects (i.e., the Scoping Plan does not require the City to adopt policies, programs, or regulations to reduce GHG emissions). However, new regulations adopted by the state agencies outlined in the Scoping Plan result in GHG emissions reductions at the local level.

CARB issued the Final 2017 Scoping Plan Update in November 2017, and it establishes emissions reduction strategies necessary to meet SB 32's 2030 reduction goals. CARB has released the Draft 2022 Scoping Plan. At the time this assessment was prepared, the Draft 2022 Scoping Plan had not been approved and therefore, consistency with the 2017 Scoping Plan was used for this analysis.

As shown in Table 3.3-2, the proposed project would be consistent with the 2017 Scoping Plan.

Table 3.3-2: Project Consistency with Applicable 2017 Scoping Plan Greenhouse Gas Reduction Strategies

2017 Scoping Plan Measures	Project Consistency
SB 350 to reduce GHG emissions in the electricity section through the implementation of the 50 percent Renewable Portfolio Standard.	**Consistent.** The proposed project will purchase electricity from a utility subject to the SB 350 Renewable Mandate.
Low-Carbon Fuel Standard Transition to cleaner/less polluting fuels that have a lower carbon footprint.	**Consistent**. The project would not conflict with implementation of this measure because motor vehicles associated with construction and operation of the project would utilize low-carbon transportation fuels as required under this measure.



2017 Scoping Plan Measures	Project Consistency
SB 1383 Approve and implement Short-Lived Climate Pollution (SLCP) strategy to reduce highly potent GHGs	**Consistent.** As part of MM AQ-1, cleaner construction equipment would reduce the amount of SLCPs.
Post-2020 Cap-and-Trade Program	**Consistent**. The Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, whether generated in-state or imported. Therefore, GHG emissions associated with CEQA projects' electricity usage are covered by the Cap-and-Trade Program. The Cap-and-Trade Program also covers fuel suppliers (natural gas and propane fuel providers and transportation fuel providers) to address emissions from such fuels and from combustion of other fossil fuels not directly covered at large sources in the program's first compliance period.
Source of Measures: CARB, 2017 Source of Consistency Determination: Stantec Consulting Services Inc, 2022.	

Based on this evaluation, this analysis finds that Project implementation would be consistent with all feasible and applicable strategies recommended in the 2017 Scoping Plan Update.

SCAG's 2020 – 2045 Regional Transportation Plan/Sustainable Communities Strategy

On September 3, 2020, SCAG's Regional Council unanimously voted to approve and fully adopt Connect SoCal (2020–2045 RTP/SCS), and the addendum to the Connect SoCal Program Environmental Impact Report.

Connect SoCal is a long-range visioning plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. It charts a path toward a more mobile, sustainable and prosperous region by making connections between transportation networks, between planning strategies and between the people whose collaboration can improve the quality of life for Southern Californians.

Table 5.7-7 in the 2019 General Plan Update EIR showed that the General Plan Update would be consistent with applicable RTP/SCS Transportation-Land Use Strategies from the 2016-2040 RTP/SCS. The 2020-2045 RTP/SCS builds upon those same strategies. The proposed Project is the implementation of the General Plan and would likewise be consistent with the RTP/SCS. Furthermore, the housing development intensification on identified candidate parcels would help preserve land resources by developing within the City boundaries and potentially reduce VMT through denser development. This would be consistent with the 2020-2045 RTP/SCS. Accordingly, future residential development resulting from Project implementation would not conflict with the strategies outlined in the 2020-2045 RTP/SCS, and there would be no impact.

City of Corona Climate Action Plan

As discussed in Impact GHG-1, the City of Corona's CAP indicates that the City will achieve the 2030 target with an ample buffer for the growth associated with future residential development resulting from Project



implementation to still meet the established year 2030 target (see Table 10, Community Emissions and Targets Comparison, of the proposed CAP). Furthermore, individual implementing residential projects consistent with the proposed Project would be required to undergo screening consistent with the CAP. New residential development projects are required to complete Table 1: Screening Table for GHG Reduction Measures for Residential Development to demonstrate consistency with CAP measures. Projects that achieve 100 points from the screening table would be determined to be consistent with the CAP and less than significant. Residential projects not achieving the 100 points would require further analysis to determine significance of GHG impacts.

Through the application of the screening table for Residential Developments, the Project implementation would be consistent with the CAP. Therefore, future residential development resulting from Project implementation would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases, and there would be no impact.

3.3.2.3 Cumulative Impacts

Would the Project result in a cumulatively considerable contribution to a significant cumulative greenhouse gas emission impact?

Finding: Same Impact as Approved Project (Significant and Unavoidable Impact)

GHG impacts are a cumulative impact. On their own, GHG emissions from one project cannot result in changes in climatic conditions; therefore, the emissions from one project must be considered in the context of their contribution to cumulative global emissions, which is a significant cumulative impact. As discussed above, Project would be consistent with the City's CAP and other regulations related to the reduction of GHG emissions. However, the General Plan Update EIR identified that at this time there is no plan past 2030 that achieves the long-term GHG reduction goal established under EO S-03-05, and there are currently no additional statewide measures available to help the City meet the goal. As such, this impact was conservatively determined to be significant and unavoidable, even though it would be less than significant with respect to its SB 32 reduction targets and with respect to year 2040. Future residential development resulting from Project implementation would be consistent with best practices for reducing GHGs through the incorporation of greater energy efficiency, higher densities, and locating future residential development predominantly in a HQTA. Other projects in the region and the State would also have to show consistency with local and State GHG reduction plans and comply with the Title 24 and CalGreen requirements. However, since the proposed Project cannot demonstrate how it would meet the long-term 2050 reduction goal, GHG impacts would be conservatively considered to have a considerable contribution to a significant cumulative GHG impact.

3.3.2.4 Mitigation Measures

The following mitigation measures are required for the proposed project.

Mitigation Measure GHG-1. The City of Corona shall update the Climate Action Plan (CAP) every five years to ensure the City is monitoring the plan's progress toward achieving the City's greenhouse



gas (GHG) reduction target and to require amendment if the plan is not achieving specified level. The update shall consider a trajectory consistent with the GHG emissions reduction goal established under Executive Order S-03-05 for year 2050 and the latest applicable statewide legislative GHG emission reduction that may be in effect at the time of the CAP update (e.g., Senate Bill 32 for year 2030). The CAP update shall include the following:

- GHG inventories of existing and forecast year GHG levels.
- Tools and strategies for reducing GHG emissions to ensure a trajectory with the long-term GHG reduction goal of Executive Order S-03-05.
- Plan implementation guidance that includes, at minimum, the following components consistent with the proposed CAP:
    - Administration and Staffing
    - Finance and Budgeting
    - Timelines for Measure Implementation
    - Community Outreach and Education
    - Monitoring, Reporting, and Adaptive Management
    - Tracking Tools



3.4 LAND USE AND PLANNING

3.4.1 Environmental Setting

The City is located in the northwestern portion of Riverside County, near the convergence of Los Angeles, Orange, and Riverside Counties and is located 45 miles southeast of the City of Los Angeles (City of Corona 2019). The City is bordered by the City of Norco to the north, City of Riverside to the east, and Riverside County to the west and the south. The City encompasses approximately 25,551 acres with its SOI consisting of an additional 16,515 acres. The City currently has 31 specific plan areas where growth buildout would occur.

The Project site expands across various urban and suburban areas of the City. The City is bounded on the south and west by open space, to the north by the City of Norco, and to the east by the City of El Cerrito. As discussed above, these areas of the City are comprised of various General Plan land use designations and zoning areas. During evaluation of the site adequacy of potential future housing developments, the 100 candidate sites were selected for rezoning to the AHO zoning. Additionally, there are 57 additional parcels selected as potential sites for rezoning to a high density residential designation.

3.4.1.1 Regulatory Framework

State

General Plans

The land use planning and zoning authority of local jurisdictions in California is set forth in the state's planning laws. California Government Code (CGC) Section 65300, et seq. obliges cities and counties to adopt and implement general plans. The general plan is a comprehensive, long-term, and general document that describes plans for the physical development of a city or county and of any land outside its boundaries that, in a city's or county's judgment, bears relation to its planning. The general plan addresses a broad range of topics including, at a minimum, land use, circulation, housing, conservation, open space, noise, and safety. In addressing these topics, the general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the city's or county's vision for the area. The general plan is a long-range document that typically addresses the physical character of an area over a 20-year period. Although the general plan serves as a blueprint for future development and identifies the overall vision for the planning area, it remains general enough to allow flexibility in the approach taken to achieve the plan's goals.

State Zoning Law

The State Zoning Law (CGC Section 65800, et seq.) establishes that zoning ordinances, which are laws that define allowable land uses within a specific district, are required to be consistent with the general plan and any applicable specific plans. When amendments to the general plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure the land uses designated in the general plan would also be allowable by the zoning ordinance (CGC Section 65860, sub.[c]).

Regional

Southern California Association of Governments

SCAG is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernadino, and Ventura counties. SCAG is the federally recognized metropolitan planning organization for this region, which encompasses over 38,000 square miles. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. SCAG has developed regional plans to achieve specific regional objectives including the 2020-2045 RTP/SCS Plan (City of Corona 2019).

Local

City of Corona General Plan

The City's General Plan was most recently updated and adopted by the City Council on June 3, 2020. The 2020-2040 General Plan Update presents a vision for the City's future and a strategy to make that vision a reality. The General Plan is a comprehensive long-range plan that provides a framework for the City's physical, economic, social, and environmental development. The General Plan includes goals and policies identified to describe ideal future conditions for the City and provides guidance to assist the City decision-makers. Goals and policies identified in the General Plan that are applicable to the Project are described below in Table 3.4-1.

Corona Zoning Code

The Corona Zoning Code consists of a zoning map that delineates the boundaries of zoning designations within the City and regulations that govern the use of land and placement of buildings and improvements within the various class districts. The purpose of the Zoning Code is to implement the City's General Plan and can be found under Title 17 of the Municipal Code.

3.4.2 Impact Discussion

3.4.2.1 Thresholds of Significance

In accordance with the CEQA Guidelines Appendix G Environmental Checklist, the following question was analyzed and evaluated to determine whether impacts to land use and planning are significant. Would the Project:

- Physically divide and established community?
- Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

3.4.2.2 Project Impacts

Would the Project physically divide an established community?

Finding: Same Impact as Approved Project (Less than Significant Impact)

The Project sites identified for rezoning and AHO zone overlay for the Project are located primarily within the highly developed central portion of the City where adjacent lands are developed with existing uses. Development of sites identified for the Project may result in changes to existing land use patterns; however, new developments within the City would be required to comply with and implement applicable General Plan policies that would improve connectivity and compatibility with existing and planned uses. The candidate sites identified for future residential development resulting from Project implementation are unlikely to cause major changes to the circulation system or land use patterns of the area and would be located within already established communities. Furthermore, the candidate sites are primarily situated along an established HQTA. Therefore, future residential development resulting from Project implementation would not physically divide an established community, and impacts would be less than significant.

Would the Project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Finding: Less Impact than Approved Project (Significant and Unavoidable Impact)

General Plan Consistency Analysis

The analysis provided in Table 3.4-1 demonstrates that the Project would not create inconsistencies with the applicable goals and policies of the General Plan.

Table 3.4-1: General Plan Consistency Analysis

Policy	Consistency Analysis
Land Use	
Goal LU-1: A community that contains a diversity of land uses that support the needs of and provide a high quality of life for its residents, sustain and enhance the City's economic and fiscal balance, are supported by adequate community infrastructure and services, and are compatible with the environmental setting and resources.	**Consistent.** The conversion of the Project's identified parcels to high density residential and AHO zone would allow for a diversity of residential developments to occur within the City and would support the needs of the City for the future development of affordable housing. The identified parcels are located within urbanized areas of the City and would be supported by existing infrastructure and services.
Policy LU-1.1: Accommodate uses that support the diverse needs of Corona's residents, including opportunities for living, commerce, employment, recreation, education, culture, entertainment, civic engagement, and social and spiritual activity that are in balance with natural open spaces.	**Consistent.** Project implementation would allow for development of affordable housing within the City to meet the City's RHNA allocation and the needs of the City's residents. Furthermore, future residential development resulting from Project implementation would be clustered around an established HQTA, affording future residents the ability to utilize public transit and alternative modes of transportation to be

	more connected to resources throughout the City and more engaged in civic activities.
Policy LU-1.4: Accommodate the types, densities, and mix of land uses that can be adequately supported by transportation and utility infrastructure (water, sewer, etc.) and public services (schools, parks, libraries, etc.)	**Consistent.** Future residential development resulting from Project implementation is specifically intended to support a mix of uses that can be supported by existing transportation and utility infrastructure, as future uses will be able to conveniently utilize public transit within a HQTA. Existing and future utility infrastructure and public services would be able to accommodate increased future residential development projects, and each future project will be required to undertake its own evaluations to ensure the availability of resources required.
Goal LU-3: A development pattern that retains and complements the City's important residential neighborhoods, commercial and industrial districts, and open spaces.	**Consistent.** Project implementation would not change the character of the City's important residential neighborhoods or open spaces; however, future implementing residential development would be permitted in current commercial and industrial districts where AHO zoning would be implemented. The overall integration of future residential development would be consistent with the overall development pattern of these areas as feasible.
Policy LU-3.1: Permit land uses and developed consistent with the Corona General Plan Land Use Designations.	**Consistent.** With Project approval, including establishment of the new AHO zone and other rezoning, future residential development would be consistent with existing General Plan Land Use designations.
Policy LU-3.2: Require that development not exceed the maximum density of land use designations allowed by the general plan and implemented through zoning districts.	**Consistent.** With Project approval, including establishment of the new AHO zone, future residential development would be consistent with existing land use designations allowed by the General Plan.
Policy LU-3.3: Allow flexibility in the defined land use types, densities, and intensities to account for changes in housing needs and characteristics, industrial and employment markets, and retail commercial enterprises that will occur during the implementation of this plan. Such deviations shall be considered only when found to be consistent with the plan's vision, goals, and overall policy intentions for community places, character, economy, environmental sustainability, and public safety.	**Consistent.** The establishment of the AHO zone would allow for more flexibility in the development of sites designated under the AHO zone. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The General Plan designations and zoning would remain, with overlays added, which would allow property owners to have the option to develop the site under either set of standards (the underlying General Plan and zoning or the AHO).
Goal LU-4: Strategic growth that preserves viable residential neighborhoods and commercial and industrial districts, targets new development to parcels that are environmentally suitable and can be supported by infrastructure and services, and re-uses appropriate properties to enhance their economic vitality and community livability.	**Consistent.** Future residential development associated with Project implementation is intended to preserve existing neighborhoods and districts and retain these land uses, as the AHO zone would allow for more development flexibility in these areas. The clustering of future development within an existing HQTA provides opportunities for increased economic vitality and livability by allowing future residents the ability to take advantage of alternative modes of transportation to work, live and play.
Policy LU-4.1: Accommodate future growth and development in accordance with Figure LU-1, the land use plan. This depicts lands on the City's periphery and	**Consistent.** Future residential development resulting from Project implementation would be consistent with the future growth and development depicted in General



within the existing urbanized area for which development may be considered for re-use and intensified development.	Plan Figure LU-1, as vacant and underutilized sites located mainly within existing urbanized areas would be the focus of appropriate infill re-use and intensified residential development.
Policy LU-4.4: Proactively promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses.	**Consistent.** Parcels identified for Project implementation consist of sites located within urbanized areas identified as vacant or underutilized by the City. The rezoning and AHO zone would promote the re-use and infill of these sites within existing urbanized areas.
Goal LU-7: Residential neighborhoods that contain a diversity of housing and supporting uses to meet the needs of Corona's residents and that are designed to enhance livability and a high quality of life.	**Consistent.** Project implementation would allow for a diversity of housing types to be developed within the City, and all future developments would be required to be designed and constructed to enhance livability and quality of life, in accordance with the General Plan and applicable City requirements.
Policy LU-7.1: Accommodate the development of a diversity of residential housing types that meet the needs of Corona's population in accordance with the Land Use Plan's designations, applicable density standards and design and development policies, and the adopted housing element.	**Consistent.** The purpose of the Project is to accommodate the City's RHNA requirements for affordable housing and would help the City meet the housing needs of the City's growing population.
Goal LU-9: Development of new residential neighborhoods that complement existing neighborhoods, contain a mix of neighborhood-supportive land uses, exhibit high quality architectural design, and ensure a high level of livability for their residents.	**Consistent.** The sites identified for future residential development resulting from Project implementation are located throughout the City and would allow for a diversity of residential developments to occur. All new developments resulting from Project implementation would be required to be designed and constructed to complement existing neighborhoods.
Policy LU-9.1: Accommodate the development of new residential neighborhoods in areas depicted by the land use plan and growth and development policy plan that contain a diversity of housing and supporting schools, parks, and other amenities.	**Consistent.** The sites identified for future residential development resulting from Project implementation are located throughout the City and would integrate high density residential and AHO zones into areas to allow for a diversity of housing developments.
Policy LU-9.4: Design the distribution of residential land uses to avoid the overconcentration of multi-family units by limiting their number in any single location and providing for their dispersal throughout the neighborhoods.	**Consistent.** The Project has identified sites throughout the City for rezoning to high density residential and AHO zone. The identified parcels are spread out throughout the City limits and are not concentrated in any single location in the City. Furthermore, many of the identified sites are clustered around the established HQTA, thereby allowing the movement of residents throughout the City.
Housing	
Goal H-1: Promote and maintain a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the City.	**Consistent.** Project implementation would include rezoning and establishment of AHO zones to designate Project sites to accommodate the future planning and development of low- and moderate-income housing.
Policy H-1.3: Provide sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community.	**Consistent.** Project implementation would convert vacant or underutilized parcels within the City to high density residential or AHO zones to provide more residential development opportunity sites for all segments of the community.



Policy H-1.5: Create or expand zoning designations and commensurate development standards to encourage flexibility in permitted land use.	**Consistent.** Implementation of the Project would include the establishment of an AHO zone which is a new zone proposed by the City to establish by-right development standards for affordable housing projects. The AHO zone would cover existing properties that are currently developed with non-residential land uses. The property owner would be allowed to have the option to develop the site with either the underlying General Plan and zoning designation standards or the AHO overlay standards, thereby creating and expanding more flexible development standards.

Corona Zoning Code Consistency

The Project is proposing a rezoning program to accommodate the planning of low- and moderate-income households as required by the state's RHNA allocation for the City. The City's Housing Element Update includes an inventory of properties that are intended to be rezoned to high density residential or an AHO zone in order to plan for potential sites to accommodate the RHNA allocation of units that would also be suitable for low- and moderate-income units. The AHO zone is a new zone being proposed by the City to establish by-right development standards for affordable housing projects. The City is proposed to create development standards (i.e., criteria for building setbacks, parking, building height, landscaping, open space amenities, lot coverage, etc.) and architectural design guidelines for the AHO zone. While the zoning designations for identified Project parcels would change following the approval of the Project, the change would result in an increase of potential affordable housing sites within the City and would allow for the development of a diversity of developments as planned by the General Plan.

As this SEIR is analyzing proposed modifications to the General Plan through a rezoning program to accommodate the planning of low- and moderate-income households as required by the state's RHNA allocation for the City, the proposed Project is ultimately implementing the General Plan. All future projects proposing development on identified Project parcels would be required to comply with the City's General Plan and demonstrate consistency with the General Plan and zoning code through project design or the implementation of mitigation measures. Project implementation would allow for the development of affordable housing within the City and would result in a diversity of residential developments throughout the City. Project implementation would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; therefore, impacts would be less than significant.

3.4.2.3 Cumulative Impacts

Would the Project result in a cumulatively considerable contribution to a significant cumulative land use and planning impact?

<u>Finding</u>: Same Impact as Approved Project (Less than Significant Cumulative Impact)

The General Plan Updated EIR considered the extent of cumulative impacts associated with the General Plan area as contiguous with the City and SOI boundary but also considers regional land use planning. The

land use analysis provided found that future residential development resulting from Project implementation would be consistent with the City's General Plan. Other developments in the Project vicinity would be required to demonstrate consistency with the General Plan through project design or the implementation of mitigation measures. Therefore, Project implementation, in conjunction with other planned projects, would not have a cumulatively considerable impact on land use.



3.5 NOISE

3.5.1 Environmental Setting

3.5.1.1 Sensitive Receptors and Ambient Noise Levels

Certain land uses, such as residences, schools, and hospitals are particularly sensitive to noise and vibration. Sensitive receptors within the City include residences, senior housing, schools, places of worship, and recreational areas. These uses are regarded as sensitive because they are where people most frequently engage in activities involving reading, studying, sleeping, resting, or passive recreation, which can be disturbed by noise. Commercial and industrial uses are not particularly sensitive to noise or vibration.

For the preparation of the General Plan Update EIR, noise monitoring was conducted at several locations in the City and measurements were made during weekday periods when it was expected to be most active. Long-term (24 hour) measurements were taken at four locations within the City and short-term (15 minute) measurements were conducted at twelve locations around the City. According to the General Plan Update EIR, the noise environment within the City and SOI is highly variable, depending on the location. Freeway noise from Interstate 15 and SR 91 tend to control the noise environment at most locations and in general, noise monitoring locations that experience less than 50 dB(A) equivalent continuous noise level (Leq) were located relatively far from these major freeway sources. The time-averaged sound level in the City was in the range of 45 to 65 dB(A) Leq.

3.5.1.2 Regulatory Framework

Federal

The USEPA has identified the relationship between noise levels and human response. The USEPA set a day-night noise level of 55 dB(A) day-night average sound level over a 24-hour period (Ldn) as the basic goal for exterior residential noise intrusion. However, other federal agencies, in consideration of their own program requirements and goals, as well as difficulty of achieving a goal of 55 dB(A) Ldn, have settled on the 65 dB(A) Ldn level as their standard. At 65 dB(A) Ldn, activity interference is kept to a minimum, and annoyance levels are still low. It is also a level that can realistically be achieved in most locations.

State

California Building Code

CCR Part 2, Title 24 are the California Noise Insulation Standards which establish minimum noise insulation standards to protect persons within new hotels, motels, dormitories, long-term care facilities, apartment houses, and dwellings other than single-family residences. Under Section 1207.11 “Exterior Sound Transmission Control”, interior noise levels attributable to exterior noise sources cannot exceed 45 dB(A) Ldn in any habitable room. Where such residences are in an environment where exterior noise is 60 dB(A) Ldn or greater, an acoustical analysis is required to ensure interior levels do not exceed the 45 dB(A) Ldn interior standard. If the interior allowable noise levels are met by requiring that windows be kept closed, the

design for the building must also specify a ventilation or air conditioning system to provide a habitable interior environment.

California Green Building Standards Code

CALGreen establishes interior noise insulation standards for non-residential occupied buildings. The CALGreen code also applies to occupied non-residential spaces within a multifamily residential building, such as community rooms, offices, etc. CALGreen Section 5.507 "Environmental Comfort", states the following:

> *5.507.4.1 Exterior noise transmission. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite Sound Transmission Class (STC) rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:*
>
> 1. *Within the 65 CNEL noise contour of an airport*
>
> *Exceptions:*
>
> 1. *Ldn or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.*
> 2. *Ldn or CNEL for other airports and heliports for which a land use plan that has not been developed shall be determined by the local general plan noise element.*
> 3. *Within the 65 CNEL or Ldn noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway notice source as determined by the Noise Element of the General Plan.*
>
> *5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB Leq-1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 [or Outdoor/Indoor Transmission Class (OITC) 35], with exterior windows of a minimum STC of 40 (or OITC 30).*
>
> *5.507.4.2 Performance method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq -1Hr) of 50 dBA in occupied areas during any hours of operations*
>
> *5.507.4.2.1 Site features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition, or alteration project to mitigate sound migration to the interior.*
>
> *5.507.4.2.2 Documentation of compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.*



5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Local

The City has set performance standards for noise and vibration sources in the City Municipal Code. Chapter 9.24, Loud and Unnecessary Noise, defines the qualitative standards used in determining a potential violation. Municipal Code Section 17.84.040, "Noise", provides performance standards for two separate types of noise sources: transportation and stationary (i.e. heating, ventilation and air conditioning (HVAC) sources). Table 3.5-1 below shows the acceptable interior and exterior noise limits for various land uses. The exterior noise limits in the table are based on the land use compatibility guidelines in General Plan Update EIR Table 5.13-3.

Table 3.5-1: City of Corona Interior and Exterior Noise Standards

Land Use Categories		Energy Average CNEL	
Categories	**Uses**	**Interior[1]**	**Exterior[2]**
Residential	Single Family, Duplex, Multiple Family	45[3]	65
	Mobile Home	NA	65[4]
Commercial Industrial Institutional	Hotel, Motel, Transient Lodging	45	65[5]
	Commercial Retail, Bank, Restaurant	55	NA
	Office Building, Research and Development, Professional Offices, City Office Building	50	NA
	Amphitheatre, Concert Hall Auditorium, Meeting Hall	45	NA
	Gymnasium (Multipurpose)	50	NA
	Sports Club	55	NA
	Manufacturing, Warehousing, Wholesale, Utilities	65	NA
	Movie Theatres	45	NA
Institutional	Hospitals, Schools' classroom	45	65
	Church, Library	45	NA
Open Space	Parks	NA	65

Notes:

[1] Indoor environment excluding bathrooms, toilets, closets, corridors.

[2] Outdoor environments limited to:

- Private yard of single family
- Multi-family private patio or balcony that is served by a means of exit from inside
- Mobile home park
- Hospital patio
- Park's picnic area

Land Use Categories		Energy Average CNEL	
Categories	**Uses**	**Interior[1]**	**Exterior[2]**
• School's playground • Hotel and motel recreation area			

[3] Noise level requirements with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.

[4] Exterior noise level should be such that interior noise level will not exceed 45 community noise equivalent level (CNEL).

[5] Except those areas affected by aircraft noise.

Source: City of Corona 2019

3.5.2 Impact Discussion

3.5.2.1 Thresholds of Significance

In accordance with the CEQA Guidelines Appendix G Environmental Checklist, the following questions were analyzed and evaluated to determine whether impacts to noise are significant. Would the Project result in:

- Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- Generation of excessive groundborne vibration or groundborne noise levels.

The following issue was determined to have no impact or a less than significant impact during the Initial Study and NOP Scoping process. This issue was sufficiently analyzed in the Initial Study and are not discussed further in this section. Would the Project result in:

- For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

3.5.2.2 Project Impacts

Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Same Impact as Approved Project (Significant and Unavoidable)

Temporary Construction Noise

Under the new Housing Element update, a major source of temporary noise within the City would be from the demolition and/or construction of new buildings and structures. Construction activities within the City

would involve both off-road construction equipment (e.g., excavators, bulldozers, cranes, etc.) and transport of workers and equipment to and from construction sites. Table 5.13-10 in the General Plan Update EIR lists the noise levels for construction equipment that would likely be used during future construction areas within the City based on a distance of 50 feet between the equipment and the noise receptor. Since specific future projects within the City are unknown at this time, it is conservatively assumed that the construction areas associated with these future projects could be located within 50 feet of sensitive land uses.

Construction noise is a major source of temporary noise within the City and would continue to be so regardless of whether or not the proposed Project is implemented. Noise levels near individual future construction sites resulting from Project implementation would not be substantially different from what they would be under the existing planning protocol. All development projects in the City would still be subject to the time restrictions listed in the City of Corona Municipal Code and the requirements contained within General Plan Update EIR Mitigation Measure N-1. Therefore, the impact of future residential development resulting from Project implementation with respect to temporary construction noise would remain significant and unavoidable, as noted in the General Plan Update EIR.

Stationary Noise Sources

Future residential development resulting from Project implementation would cause new noise-producing stationary sources, such as condensing units, fans, and air conditioning units, contained within developed areas of the City. All stationary noise sources would be analyzed on a project-by-project basis and will be subject to the standards and limits listed in Section 17.84.040(c)(2) in the City of Corona Municipal Code. Therefore, the impact of Project implementation related to stationary source noise is less than significant.

Exterior Traffic Noise

Traffic noise depends primarily on vehicle speed (tire noise increases with speed), proportion of medium and large truck traffic (trucks generate engine, exhaust, and wind noise in addition to tire noise), and number of speed control devices, such as traffic lights and stop signs (accelerating and decelerating vehicles and trucks can generate more noise).

Changes in traffic volumes can also have an impact on overall traffic noise levels. For example, it takes 25 percent more traffic volume to produce an increase of only 1 dB(A) in the ambient noise level. For roads already heavy with traffic volume, an increase in traffic numbers could even reduce noise because the heavier volumes could slow down the average speed of the vehicles. A doubling of traffic volume results in a 3 dB(A) increase in noise levels.

Table 5.13-11 “Traffic Noise Increases Along Study Roadway Segments” in the General Plan Update EIR shows the buildout of the General Plan would result in no significant traffic noise increases along the study roadway segments from implementation of the General Plan Update. The noise increases due to traffic listed in Table 5.13-11 range between 0.0 and 2.1 dB(A) CNEL, which is below the industry-standard 3 dB(A) CNEL impact determination threshold.

Future residential development resulting from Project implementation may result in very slight increases of traffic volumes over what was analyzed in the General Plan Update EIR, due to the increased density of



housing. These projects, however, would need to increase total traffic volumes by 25 to 50 percent to reach the 3 dB(A) CNEL threshold, depending on roadway. The exact impact of potential increased traffic from future implementing residential projects will be analyzed on a project-by-project basis, and any mitigation would be developed based on the General Plan Policies. Therefore, the impact related to exterior traffic noise is less than significant.

Interior Traffic Noise

As a result of Project implementation, new residential development would be subject ambient noise levels generated from exterior sources at each project site, such as traffic, existing mechanical equipment, and nature-based noises. The interior noise levels received by future residential development resulting from Project implementation will analyzed on a project-by-project basis and would be subject to the requirements listed in the California Building Code, CALGreen, and the City of Corona General Plan Policies. This would not be substantially different from current requirements, and therefore, the impact on interior traffic noise would be less than significant.

Operational Noise

As a result of Project implementation, new residential projects may contain exterior amenity spaces, such as playgrounds or sport courts. Noise would also be generated from the future operation of residential projects, such as trash pickup. The noise generated from operation of these facilities will also be analyzed on a project-by-project basis and would be subject to the requirements in the City of Corona General Plan Policies. This again would not be substantially different from existing requirements, and therefore, the impact on operational noise would be less than significant.

Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?

Finding: Same Impact as Approved Project (Less than Significant Impact with Mitigation)

Construction activities would occur in a variety of locations throughout the City as a result of Project implementation, which may require activities or use of off-road equipment known to generate some degree of vibration. Activities that would potentially generate excessive vibration, such as blasting or impact pile driving, would not be expected to occur from residential housing development. Receptors sensitive to vibration include structures (especially older masonry and historic structures), people (especially residents, the elderly, and the sick), and equipment (e.g., magnetic resonance imaging equipment, optical and electron microscopes).

Since specific future projects within the City are unknown at this time, it is conservatively assumed that the construction areas associated with these future residential projects could be located within 50 feet of sensitive land uses. The primary vibration-generating activities associated with Project implementation would occur during grading, placement of underground utilities, and construction of foundations. Vibration levels near individual construction sites related to future residential development resulting from Project implementation would not be substantially different from what they would be under the existing regulatory requirements. All projects constructed will still be subject to the time restrictions listed in the City of Corona



Municipal Code and requirements contained within General Plan Update EIR Mitigation Measure N-2. Therefore, the impact of Project implementation on temporary construction vibration would be less than significant.

3.5.2.3 Cumulative Impacts

Would the Project result in a cumulatively considerable contribution to a significant cumulative noise impact?

Finding: Same Impact as Approved Project (Less than Significant Cumulative Impact)

Temporary Construction Noise

If future residential development resulting from Project implementation are constructed simultaneously with other nearby projects, cumulative construction noise levels should be higher than those experienced if implementing projects were developed alone. While the potential exists for implementing construction projects and other foreseeable development to occur simultaneously and in close proximity to one another, construction equipment operations would still be bound by the constraints of the City of Corona Municipal Code and requirements contained within General Plan Update EIR Mitigation Measure N-1. Therefore, impacts associated with future construction activities conflicting with local noise standards would be less than significant.

Stationary Noise Sources

Development that is associated with the implementation of the proposed Project combined with cumulative projects could result in stationary source noise levels higher than those experienced if implementing projects were developed alone. At the present time, the type, size, and the location of any exterior noise-producing equipment that may be associated with housing developed associated with Project implementation is unknown. As discussed in Section 3.5.2, stationary noise sources on all past, present, and reasonably foreseeable projects would be subject to the standards and limits listed in Section 17.84.040(C)(2) in the City of Corona Municipal Code. Therefore, the cumulative impact with respect to stationary noise sources potentially resulting in a substantial permanent increase in ambient noise levels in the vicinity of the implementing project in excess of standards established in the local general plan or noise ordinance would be less than significant.

Construction Vibration

Development that could occur with the implementation of the proposed Project could again be constructed simultaneously with other nearby projects. Because vibration impacts are based on instantaneous peak particle velocity (PPV) levels, worst-case groundborne vibration levels from construction are generally determined by whichever individual piece of equipment generates the highest vibration levels. Unlike the analysis for average noise levels, in which noise levels of multiple pieces of equipment can be combined to generate a maximum combined noise level, instantaneous peak vibration levels do not combine in this way. Vibration from multiple construction sites, even if they are located close to one another, would not combine to raise the maximum PPV. For this reason, the cumulative impact of construction vibration from



multiple construction projects located near one another would generally not combine to further increase vibration levels. In essence, vibration effects are highly localized.

Vibration impacts resulting from construction of subsequent future residential development resulting from Project implementation would not combine with vibration effects from cumulative projects in the vicinity. Therefore, cumulative groundborne vibration impacts related to potential damage effects would be less than significant.

Exterior Traffic Noise

Development that could occur with future Project implementation and simultaneous development of other nearby projects could result in greater roadside noise levels generated by an increase in roadway traffic.

As discussed in the General Plan Update EIR, none of the sensitive land uses along roadway segments would be exposed to an increase in traffic noise that would be considered substantial based on industry-standard thresholds. The roadway volumes, and associated noise levels, assumed in the analysis in Table 5.13-11 in the General Plan Update EIR include traffic generated by the past, present, or reasonably foreseeable future projects. Therefore, the analysis presented in Impact 5.13-2 in the General Plan Update EIR represents a cumulative traffic noise analysis and the cumulative increase in roadside noise levels would be less than significant.

3.5.2.4 Mitigation Measures

The following mitigation measures are required for the proposed project.

Mitigation Measure N-1. Construction contractors shall implement the following measures for construction activities conducted in the City. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans submitted to the City. The City Corona Public Works Department shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits.

- During the active construction period, equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.
- Impact tools (e.g., jack hammers and hoe rams) shall be hydraulic- or electric-powered wherever feasible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.
- Stationary equipment such as generators and air compressors shall be located as far as feasible from noise-sensitive uses.
- Stockpiling shall be located as far as feasible from noise-sensitive receptors.
- Construction traffic shall be limited—to the extent feasible—to approved haul routes established by the City.



- Prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the contact information of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the City.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.
- During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall be responsible for adjusting alarms based on the background noise level, or to utilize human spotters when feasible and in compliance with all safety requirements and laws.
- When construction noise is predicted to exceed established noise standards and when the anticipated construction duration is two years or more, contractors shall erect temporary noise barriers, where feasible.

Mitigation Measure N-2. Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster), or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry), or the City threshold of 0.05 in/sec RMS (94 VdB). If vibration levels would exceed this threshold, alternative uses such static rollers and drilling piles as opposed to pile driving shall be used.



3.6 PUBLIC SERVICES

3.6.1 Environmental Setting

The City offers built and natural trails, developed parks, and golf courses as some of the recreational opportunities in the City. Corona has 35 public parks covering approximately 352 acres, which does not include natural open space areas such as Fresno Canyon and Sage Open Space. The public park system in the City includes mini, neighborhood, community, and major/regional arks that are differentiated by scale, population served, and amenities. The City's Park standard is based on guidance provided by California Government Code Section 666477, referred to as the Quimby Act, and the City has a park standard of 3 acres per 1,000 residents.

3.6.1.1 Regulatory Framework

State

Quimby Act

Section 66477 of the California Government Code, also known as the Quimby Act, was enacted in 1965 in an effort to promote the availability of park and open space areas in California. The Quimby Act authorizes cities and counties to enact ordinances requiring the dedication of land, or the payment of fees for park and/or recreational facilities in lieu thereof, or both, by developers of residential subdivisions as conditions to the approval of a tentative map or parcel map. The Quimby Act requires the provision of three acres of park area per 1,000 persons residing within a subdivision, unless the amount of existing neighborhood and community park exceeds that limit, in which case the city or county may adopt a higher standard not to exceed five acres per 1,000 residents. The Quimby Act also specific acceptable uses and expenditures of funds from fees.

Mitigation Fee Act

The California Mitigation Fee Act allows cities to establish fees that will be imposed upon development projects for the purposes of mitigating the impact that the development projects have upon the city's ability to provide specific public facilities.

Local

City of Corona Municipal Code

Quimby Act Fees

The City's Quimby Act is codified in Chapter 16.35, Park Dedication and In-Lieu Fees, in the City's Municipal Code. As a condition of approval of a tentative or final tract map or parcel map for a residential subdivision, or for a building permit within a subdivision, the subdivider is required to dedicate park land and/or pay an in lieu fee. Recreational facilities provided by a project must be provided in accordance with the standards, specifications and requirements of the City's General plan, the City's Park Master Plan, and any other adopted resolution, policy, or standard of the City. The City's park standard is based on a ratio of 3.0 acres of park area per 1,000 persons. At the time of filing a tentative map application for all subdivisions with



residential land uses, project applicants may indicate whether they desire to dedicate property for park and recreational purposes onsite or whether they desire to pay a fee in lieu thereof. If they desire to dedicate land, they must designate the area on a tentative map.

Development Impact Fees

City of Corona Municipal Code Chapter 16.23, Development Impact Fees, provides for the means to finance adequate infrastructure and other public improvements and facilities made necessary by the impacts created by new residential and non-residential development in the City. To maintain the current level of service for parks in the City, Chapter 16.24, Improvement Requirements, require payment of development impact fees for recreational facilities to assure the acquisition and improvement of adequate recreational facilities to serve the subsequently annexed areas.

City of Corona General Plan

The City of Corona General Plan includes the following policy items relevant to the Project and park resources discussed in this section:

Policy LU-1.1: Accommodate uses that support the diverse needs of Corona's residents, including opportunities for living, commerce, employment, recreation, education, culture, entertainment, civic engagement, and social and spiritual activity that are in balance with natural open spaces.

Policy LU-1.4: Accommodate the types, densities, and mix of land uses that can be adequately supported by transportation and utility infrastructure (water, sewer, etc.) and public services (schools, parks, libraries, etc.).

Policy LU-1.5: Accommodate land use development in balance with the preservation and conservation of open spaces for recreation, aesthetic relief, natural resource value, and public safety (such as floodways, seismic fault zones, and other).

Policy LU-1.8: Integrate a complementary mix of open spaces (including parks, trails, and landscaping) within the City's existing urban fabric to enhance character, soften hardscapes, beautify the community, and create a high quality of life.

Policy LU-5.5: Enhance Corona's system of parks, greenways, and open spaces by linking these and surrounding natural areas, including along the Temescal Creek, with pedestrian trails and greenways where feasible.

Policy LU-5.13: Require that new master-planned residential subdivisions incorporate parks, greenways, and open spaces as character-defining amenities for their residents, emphasizing the retention of natural landforms and important plant communities.

Policy LU-9.6: Support the development of public uses that offer the opportunity for the sharing of facilities such as the integration of school play fields and athletics fields with public parks, public and school libraries, and multi-purpose facilities.



Policy LU-9.10: Require that new residential development pay its fair share of the cost of capital improvements, public facilities, and services needed to serve that development. Ensure that funding mechanisms for landscape maintenance and improvements are required for each.

Policy LU-13.3: Require that adequate open space and, for larger projects, recreational facilities be incorporated into mixed-use development projects to meet the need of their residents and improve overall aesthetics.

Policy LU-15.1: Accommodate existing schools, parks, government, fire and police facilities, utility, and institutional uses suited to serving the local needs of Corona residents and business in accordance with the land use plan's designation and applicable design and development policies.

Policy LU-15.2: Allow for the development of new schools, parks, government, fire and police facilities, utility, and institutional uses in any location of the City, regardless of the land use plan's designation, provided the use is environmentally suitable and compatible with adjoining land uses, and adequate infrastructure can be provided.

Policy LU-15.6: Promote the consolidation of public uses in new residential communities – for example, the integration of parklands, schools, libraries, and community meeting facilities to enable them to serve as a centerpiece of community identity, as well as to maximize the efficient use of land.

Policy LU-16.2: Require the dedication of additional open spaces in new residential subdivisions and other applicable development, where necessary, to preserve the natural topography, plant and animal habitats, and flooding and drainage corridors in accordance with subsequent policies of this plan.

Policy LU-16.6: As a requirement for new development, ensure the financing, planning, design, and construction of parkland as required by the Quimby Ordinance, community needs, and consistent with the parks, recreation, and education element.

Policy CD-4.2: New development adjoining open spaces, washes or have the ability to provide pedestrian connections to off-site trails or pathways should be designed to ensure landscape transitions and compatibility with these resources. Such improvements should be designed to provide adequate flood protection for adjoining properties.

Policy PR-1.1: Seek all creative means to facilitate the provision of at least three acres for every 1,000 residents of useable, attractive, well-maintained, and amenity-appropriate parkland.

Policy PR-1.2: Provide a variety of park types (e.g., neighborhood, community, major, and special user) with an appropriate mix of amenities that are designed for accessibility and use to meet the diverse needs of residents.

Policy PR-1.3: Encourage distribution of parks, open space, and recreational amenities throughout THE City, to the extent feasible, to maximize convenient access for residents, primarily, and secondarily to the business community.



Policy PR-6.2: Require new developments to provide access opportunities to trails that exist in their area or to proposed trails linking parks, recreational areas, neighborhoods, and other areas of high public concentration with a trail designed suitable to the area or contribute improvements, dedications, or fees to extend trails.

Policy HC-5.1: Locate and distribute, where feasible, a generally equivalent type and amount of public facilities, services, and amenities (parks, schools, police and fire services, etc.) to all areas throughout Corona. Seek to improve facilities, services, and amenities in areas deemed deficient.

Policy HC-6.1: Ensure that parks, open space, and recreation facilities are accessible, to the extent feasible and appropriate, and allow residents of different neighborhoods to access them; prioritize new facilities in areas of Corona that are deficient in such amenities.

3.6.2 Impact Discussion

3.6.2.1 Thresholds of Significance

In accordance with the CEQA Guidelines Appendix G Environmental Checklist, the following question was analyzed and evaluated to determine whether impacts to public services are significant. Would the Project:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
    - Parks?

The following issues were determined to have no impact or a less than significant impact during the Initial Study and NOP Scoping process. These issues were sufficiently analyzed in the Initial Study and are not discussed further in this section. Would the Project:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
    - Fire protection?
    - Police protection?
    - Schools?
    - Other Public Facilities?



3.6.2.2 Project Impacts

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Parks?

Finding: Same Impact as Approved Project (Less than Significant Impact)

The City's park standard is based on the guidance provided by the Quimby Act, and the City has a park standard of 3 acres per 1,000 residents. As impacts on parks are population-driven and the Project proposes rezoning and establishment of AHO zones to accommodate more residential developments, Project implementation could result in substantial adverse physical impacts associated with the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios.

The General Plan Update EIR anticipated and analyzed an additional 5,494 residential units, which is 594 units less than the City's RHNA allocation. The 594 additional housing units required to meet RHNA allocation would result in a population growth of approximately 1,972 residents which equals a 1.07 percent increase in population from what was estimated at buildout of the General Plan. The 594 additional housing units required to meet RHNA and the surplus provided by the buffer would represent in total, an increase population growth of approximately 9,900 residents or 5.4 percent increase in population estimated at General Plan buildout. This would result in an increase in parkland demand of approximately 30 acres.

The City's General Plan Update EIR identified that with the inclusion of golf courses available for public use and natural open space in or adjacent to the City, the City had more than adequate publicly available recreational land in the City and SOI. Additionally, as described above under the Regulatory Framework, Chapter 16.35, Park Dedication and In-Lieu Fees, of the City's Municipal Code requires the dedication of park land and/or payment of an in-lieu fee for new developments within the City. Additionally, City Municipal Code Chapter 16.23, Development Impact Fees, provides for the means to finance adequate infrastructure and other public improvements and facilities made necessary by the impacts created by new residential and non-residential development in the City. To maintain the current level of service for parks in the City, Chapter 16.24, Improvement Requirements, require payment of development impact fees for recreational facilities to assure the acquisition and improvement of adequate recreational facilities to serve the subsequently annexed areas.

In addition to the dedication of land and/or payment of in-lieu fees, park facilities provided by future implementing development projects would be provided in accordance with the standards, specifications and requirements of the City's General plan, the City's Park Master Plan, and any other adopted resolution, policy, or standard of the City. Future residential development resulting from Project implementation would be required to implement and comply with General Plan policies related to the provision of parks.



Therefore, with the implementation of required fees and compliance with General Plan policies related to provision of parks, Project implementation would not result in substantial adverse physical impacts associated with the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios. Impacts would be less than significant.

3.6.2.3 Cumulative Impacts

Would the Project result in a cumulatively considerable contribution to a significant cumulative public services impact?

Finding: Same Impact as Approved Project (Less than Significant Cumulative Impact)

Project implementation would result in a less than significant impact related to parks, as described above. Future residential development resulting from Project implementation is not anticipated to have a cumulative impact on parks such that it would necessitate the construction of new or expanded park facilities that would have adverse physical impacts. Other related projects would be reviewed for impacts on parks on a project-by-project basis and would be required to address any potential impacts with mitigation. Related projects would be required to either dedicate land, or pay a fee in-lieu thereof, or both, as required by the City's Municipal Code. The dedication of land and payment of fees would offset potential impacts from increased demand for park facilities. Therefore, Project implementation, in conjunction with related projects, would not have a cumulatively considerable impact on parks.

3.7 RECREATION

3.7.1 Environmental Setting

The location of the City near the convergence of three counties allows for residents to access natural open space areas including mountains, hillsides, canyons, and preserves (City of Corona 2019). The Prado Dam Basin, Chino Hills State Park, and Cleveland National Forest are recreational areas located within or near the City and provide recreational opportunities such as hiking, biking, equestrian uses, and camping. Sage Open Space and Fresno Canyon are local natural areas in the community that offer 67 acres of open space for walking, hiking, and bicycling. In addition to established open space areas, the City is part of the Riverside County MSHCP.

The City also offers built and natural trails, developed parks, and golf courses as additional recreational opportunities in the City. Corona has 35 public parks covering approximately 352 acres, not including natural open space areas such as Fresno Canyon and Sage Open Space. The public park system in the City includes mini, neighborhood, community, and major/regional parks that are differentiated by scale, population served, and amenities. The City's park standard is based on the guidance provided by the Quimby Act, and the City has a park standard of 3 acres per 1,000 residents.

3.7.1.1 Regulatory Framework

State

Quimby Act

Section 66477 of the California Government Code, also known as the Quimby Act, was enacted in 1965 in an effort to promote the availability of park and open space areas in California. The Quimby Act authorizes cities and counties to enact ordinances requiring the dedication of land, or the payment of fees for park and/or recreational facilities in lieu thereof, or both, by developers of residential subdivisions as conditions to the approval of a tentative map or parcel map. The Quimby Act requires the provision of three acres of park area per 1,000 persons residing within a subdivision, unless the amount of existing neighborhood and community park exceeds that limit, in which case the city or county may adopt a higher standard not to exceed five acres per 1,000 residents. The Quimby Act also specific acceptable uses and expenditures of funds from fees.

Mitigation Fee Act

The California Mitigation Fee Act allows cities to establish fees that will be imposed upon development projects for the purposes of mitigating the impact that the development projects have upon the city's ability to provide specific public facilities.

Local

City of Corona Municipal Code

Quimby Act Fees

The City's Quimby Act is codified in Chapter 16.35, Park Dedication and In-Lieu Fees, in the City's Municipal Code. As a condition of approval of a tentative or final tract map or parcel map for a residential subdivision, or for a building permit within a subdivision, the subdivider is required to dedicate park land and/or pay an in lieu fee. Recreational facilities provided by a project must be provided in accordance with eh standards, specifications and requirements of the City's General plan, the City's Park Master Plan, and any other adopted resolution, policy, or standard of the City. The City's park standard is based on a ratio of 3.0 acres of park area per 1,000 persons. At the time of filing a tentative map application for all subdivisions with residential land uses, project applicants may indicate whether they desire to dedicate property for park and recreational purposes onsite or whether they desire to pay a fee in lieu thereof. If they desire to dedicate land, they must designate the area on a tentative map.

Development Impact Fees

City of Corona Municipal Code Chapter 16.23, Development Impact Fees, provides for the means to finance adequate infrastructure and other public improvements and facilities made necessary by the impacts created by new residential and non-residential development in the City. To maintain the current level of service for parks in the City, Chapter 16.24, Improvement Requirements, require payment of development impact fees for recreational facilities to assure the acquisition and improvement of adequate recreational facilities to serve the subsequently annexed areas.

City of Corona General Plan

The City of Corona General Plan includes the following policy items relevant to the Project and recreation resources discussed in this section:

Policy LU-1.1: Accommodate uses that support the diverse needs of Corona's residents, including opportunities for living, commerce, employment, recreation, education, culture, entertainment, civic engagement, and social and spiritual activity that are in balance with natural open spaces.

Policy LU-1.4: Accommodate the types, densities, and mix of land uses that can be adequately supported by transportation and utility infrastructure (water, sewer, etc.) and public services (schools, parks, libraries, etc.).

Policy LU-1.5: Accommodate land use development in balance with the preservation and conservation of open spaces for recreation, aesthetic relief, natural resource value, and public safety (such as floodways, seismic fault zones, and other).

Policy LU-1.8: Integrate a complementary mix of open spaces (including parks, trails, and landscaping) within the City's existing urban fabric to enhance character, soften hardscapes, beautify the community, and create a high quality of life.

Policy LU-5.5: Enhance Corona's system of parks, greenways, and open spaces by linking these and surrounding natural areas, including along the Temescal Creek, with pedestrian trails and greenways where feasible.



Policy LU-5.13: Require that new master-planned residential subdivisions incorporate parks, greenways, and open spaces as character-defining amenities for their residents, emphasizing the retention of natural landforms and important plant communities.

Policy LU-9.6: Support the development of public uses that offer the opportunity for the sharing of facilities such as the integration of school play fields and athletics fields with public parks, public and school libraries, and multi-purpose facilities.

Policy LU-9.10: Require that new residential development pay its fair share of the cost of capital improvements, public facilities, and services needed to serve that development. Ensure that funding mechanisms for landscape maintenance and improvements are required for each.

Policy LU-13.3: Require that adequate open space and, for larger projects, recreational facilities be incorporated into mixed-use development projects to meet the need of their residents and improve overall aesthetics.

Policy LU-15.1: Accommodate existing schools, parks, government, fire and police facilities, utility, and institutional uses suited to serving the local needs of Corona residents and business in accordance with the land use plan's designation and applicable design and development policies.

Policy LU-15.2: Allow for the development of new schools, parks, government, fire and police facilities, utility, and institutional uses in any location of the City, regardless of the land use plan's designation, provided the use is environmentally suitable and compatible with adjoining land uses, and adequate infrastructure can be provided.

Policy LU-15.6: Promote the consolidation of public uses in new residential communities – for example, the integration of parklands, schools, libraries, and community meeting facilities to enable them to serve as a centerpiece of community identity, as well as to maximize the efficient use of land.

Policy LU-16.2: Require the dedication of additional open spaces in new residential subdivisions and other applicable development, where necessary, to preserve the natural topography, plant and animal habitats, and flooding and drainage corridors in accordance with subsequent policies of this plan.

Policy LU-16.6: As a requirement for new development, ensure the financing, planning, design, and construction of parkland as required by the Quimby Ordinance, community needs, and consistent with the parks, recreation, and education element.

Policy CD-4.2: New development adjoining open spaces, washes or have the ability to provide pedestrian connections to off-site trails or pathways should be designed to ensure landscape transitions and compatibility with these resources. Such improvements should be designed to provide adequate flood protection for adjoining properties.

Policy PR-1.1: Seek all creative means to facilitate the provision of at least three acres for every 1,000 residents of useable, attractive, well-maintained, and amenity-appropriate parkland.



Policy PR-1.2: Provide a variety of park types (e.g., neighborhood, community, major, and special user) with an appropriate mix of amenities that are designed for accessibility and use to meet the diverse needs of residents.

Policy PR-1.3: Encourage distribution of parks, open space, and recreational amenities throughout the City, to the extent feasible, to maximize convenient access for residents, primarily, and secondarily to the business community.

Policy PR-6.2: Require new developments to provide access opportunities to trails that exist in their area or to proposed trails linking parks, recreational areas, neighborhoods, and other areas of high public concentration with a trail designed suitable to the area or contribute improvements, dedications, or fees to extend trails.

Policy HC-5.1: Locate and distribute, where feasible, a generally equivalent type and amount of public facilities, services, and amenities (parks, schools, police and fire services, etc.) to all areas throughout Corona. Seek to improve facilities, services, and amenities in areas deemed deficient.

Policy HC-6.1: Ensure that parks, open space, and recreation facilities are accessible, to the extent feasible and appropriate, and allow residents of different neighborhoods to access them; prioritize new facilities in areas of Corona that are deficient in such amenities.

3.7.2 Impact Discussion

3.7.2.1 Thresholds of Significance

In accordance with the CEQA Guidelines Appendix G Environmental Checklist, the following question was analyzed and evaluated to determine whether impacts to recreation are significant. Would the Project:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

3.7.2.2 Project Impacts

Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Finding: Same Impact as Approved Project (Less than Significant Impact)

As described above under Section 3.6.2, Public Services' Impact Discission, development of the Project would result in an increase in recreational demand of approximately 30 acres if the identified Project sites are developed with residential developments. Though this Project does not analyze specific developments within the City and only analyzes the rezoning and establishment of AHO zones to provide more residential

development opportunity sites, some of the identified sites may be developed with residential uses that would include amenities that would provide parks onsite.

The City's General Plan Update EIR identified that with the inclusion of golf courses available for public use and natural open space in or adjacent to the City, the City had more than adequate publicly available recreational land in the City and SOI. Additionally, since the adoption of the General Plan Update, the City acquired a total of 354 acres of open space in the area of the Skyline Trail near the Cleveland National Forest. The area will be preserved as passive recreation space that supports access to hiking trails located on Skyline, Skinsuit, Tin Mine and Hagador Canyon. As described previously, Chapter 16.35, Park Dedication and In-Lieu Fees, of the City's Municipal Code requires the dedication of park land and/or payment of an in-lieu fee for new developments within the City and Chapter 16.23, Development Impact Fees, provides for the means to finance adequate infrastructure and other public improvements and facilities made necessary by the impacts created by new residential and non-residential development in the City. To maintain the current level of service for parks in the City, Chapter 16.24, Improvement Requirements, require payment of development impact fees for recreational facilities to assure the acquisition and improvement of adequate recreational facilities to serve the subsequently annexed areas. The availability of new facilities would prevent the accelerated physical deterioration of existing facilities.

In addition to the dedication of land and/or payment of in-lieu fees, recreational facilities provided by a future implementing residential development project would be developed in accordance with the standards, specifications and requirements of the City's General Plan, the City's Park Master Plan, and any other adopted resolution, policy, or standard of the City. Future residential development resulting from Project implementation would be required to implement and comply with General Plan policies related to the provision of recreational facilities.

Therefore, with the implementation of required fees and compliance with General Plan policies related to provision of recreational facilities, Project implementation would not increase the use of existing parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated, and impacts would be less than significant.

Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: Same Impact as Approved Project (Less than Significant Impact)

Project implementation does not propose the development of new or expanded recreational facilities. However, parks are permitted uses under other land use designations such as residential land uses and therefore, Project implementation could result in the development of additional parkland opportunities outside of park-designated parcels. Development and operation of new or expanded parks and recreational facilities may have an adverse physical effect on the environment. However, addressing site specific impacts of these potential parks would be beyond the scope of this SEIR. If a park development is proposed on one of the Project's candidate sites, subsequent environmental review for individual park developments would be required. Additionally, the General Plan Update EIR identified that potentially adverse impacts to the environment that may result from future expansion or construction of parks and recreational facilities



pursuant to buildout would be less than significant with the implementation of General Plan policies and state and local regulations related to parks and recreational facilities. Project implementation would not include recreational facilities or require the construction or expansion of recreational facilities which could have an adverse physical effect on the environment, and impacts would be less than significant.

3.7.2.3 Cumulative Impacts

Would the Project result in a cumulatively considerable contribution to a significant cumulative recreation impact?

Finding: Same Impact as Approved Project (Less than Significant Cumulative Impact)

As described above, Project implementation would result in an increase in demand for parks and recreational facilities but would have a less than significant impact as identified candidate sites for future development resulting from Project implementation would be required to dedicate land and/or pay fees to offset the potential impacts. Related projects in the area would have the potential to result in a cumulative impact associated increased demand for parks resulting in deterioration of existing parks or requiring construction or expansion of recreational facilities. Related projects would be required to either dedicate land, or pay a fee in-lieu thereof, or both, as required by the City's Municipal Code. Related projects would be reviewed for impacts on parks on a project-by-project basis and would be required to address any potential impacts with mitigation. As such, Project implementation, in conjunction with related projects, would not have a cumulatively considerable impact on recreation.

3.8 TRANSPORTATION

3.8.1 Environmental Setting

SB 743 caused revisions to the CEQA Guidelines which established new criteria for determining the significance of transportation impacts, so that level of service or other similar measures of vehicular capacity or traffic congestion would not be the sole basis for determining significant impacts under CEQA. The revised CEQA Guidelines utilize the vehicle miles traveled (VMT) metric to evaluate the significance of transportation related impacts for development projects, land use plans, and transportation infrastructure projects. In accordance with SB 743, the City adopted its own thresholds for VMT in May 2019, which accounts for the complete length of the trip from the origin to the destination and assigns 100 percent of that trip distance to the City. The General Plan Update EIR modeled VMT per service population estimates for the City and SOI for home-based trips and employment trips for existing conditions (City of Corona 2019).

Regional and local access roads in Corona include Interstate 15, SR 91, SR 71, 6th Street, Main Street Magnolia Avenue, Ontario Avenue, Cajalco Road, River Road, McKinley Street, Grand Boulevard, Green River Road, Foothill Parkway, El Cerrito Road, Lincoln Avenue, and Hidden Valley Parkway. Riverside Transit Agency provides most of the available bus public transportation on the City and to its surrounding cities. MetroLink Provides commuter rail services via the 91 Line and the Inland Empire/Orange County Line, served by stations in West Corona and North Main Corona. Corona is also closely tied to the Orange County Transportation Authority for bus transit services, and paratransit services also provide alternative modes of flexible passenger transportation on undefined routes for those who need it. The City also adopted a Bicycle Master Plan which calls for bicycle lanes on various streets in order to increase the emphasis on active transportation, which classified bicycle facilities identified throughout the City. Pedestrian facilities exist throughout the City as well (City of Corona 2019).

3.8.1.1 Regulatory Framework

State

SB 743

On September 27, 2013, SB 743 was signed into law, starting a process that fundamentally changed transportation impact analysis as part of CEQA compliance. The legislature found that with the adoption of the SB 375, the state had signaled its commitment to encourage land use and transportation planning decisions and investments that reduce VMT and thereby contribute to the reduction of GHG emissions, as required by the California Global Warming Solutions Act of 2006 (AB 32).

SB 743 eliminates auto delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as the sole basis for determining significant impacts under CEQA. As part of the new CEQA Guidelines, the new criteria “shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses” (Public Resources Code Section 21099(b)(1)).



Pursuant to SB 743, the Natural Resources Agency adopted revisions to the CEQA Guidelines to implement SB 743 on December 28, 2018. The revised CEQA Guidelines establish new criteria for determining the significance of transportation impacts. Under the new Guidelines, VMT-related metric(s) that evaluate the significance of transportation-related impacts under CEQA for development projects, land use plans, and transportation infrastructure projects are required beginning on July 1, 2020. The legislation does not preclude the application of local general plan policies, zoning codes, conditions of approval, or any other planning requirements that require evaluation of LOS, but these metrics may no longer constitute the sole basis for determining transportation impacts under CEQA.

California Department of Transportation

Intersections within incorporated cities associated with freeway on- and off-ramps fall under California Department of Transportation (Caltrans) jurisdiction. Caltrans approves the planning, design, and construction of improvements for all state-controlled facilities. Caltrans utilizes the Highway Capacity Manual 6 (HCM 6) methodology to evaluate intersections within its jurisdiction. LOS criteria for unsignalized intersections differ from LOS criteria for signalized intersections as signalized intersections are designed for heavier traffic and therefore a greater delay. Unsignalized intersections are also associated with more uncertainty for users, as delays are less predictable, which can reduce users' delay tolerance. For state-controlled intersections, LOS standards and impact criteria specified by Caltrans will apply.

As stated in the "Guide for the Preparation of Traffic Impact Studies" (2002), "Caltrans endeavors to maintain a target LOS at the transition between LOS 'C' and LOS 'D' on State highway facilities." Consistent with the City and County requirements, this analysis defines LOS E or F as deficient for state highway facilities.

Regional

Southern California Association of Governments

SCAG is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is the federally recognized metropolitan planning organization for this region, which encompasses over 38,000 square miles. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs.

Every four years SCAG updates the RTP for the six-county region that includes Los Angeles, San Bernardino, Riverside, Orange, Ventura, and Imperial counties. On June 5, 2020, the SCAG's Regional Council adopted the 2020-2045 RTP/SCS. The SCS outlines a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce greenhouse gas emissions from transportation (excluding goods movement).



Local

City of Corona Development Impact Fees

The City's capital improvement plans specify the types of improvements required to achieve circulation and their related goals, and the capital improvement plan provides a schedule of activities needed to fund, construct, and rehabilitate such improvements. The City of Corona has adopted LOS "D" as the minimum acceptable standard for roadway facilities (intersections and roadway segments). At some key locations, such as at heavily traveled freeway interchanges, LOS E may be adopted as the acceptable standard, on a case-bycase basis. Locations that may warrant the LOS E standard include Lincoln Avenue at SR-91, Green River Road at SR-91, Main Street at SR-91, McKinley Avenue at SR-91, Hidden Valley Parkway at I-15, Cajalco Road at I-15, and Weirick Road at I-15. The City requires payment of Development Impact Fees (DIF) per residential unit or non-residential square footage for street and signal improvements in the City to fund transportation improvements to achieve the City's circulation goals.

City of Corona General Plan

The City of Corona General Plan includes the following policy items relevant to the Project and transportation resources discussed in this section:

Policy CE-1.10: Require a traffic analysis to be prepared in accordance with the City's adopted Traffic Impact Study Guidelines and require projects to mitigate impacts on the City's circulation system that exceed the City's adopted service thresholds for near term and future conditions.

3.8.2 Impact Discussion

3.8.2.1 Thresholds of Significance

In accordance with the CEQA Guidelines Appendix G Environmental Checklist, the following question was analyzed and evaluated to determine whether impacts to transportation are significant. Would the Project:

- Conflict with a program plan, ordinance, or policy addressing the circulation systems, including transit, roadway, bicycle and pedestrian facilities?
- Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

The following issues were determined to have no impact or a less than significant impact during the Initial Study and NOP Scoping process. These issues were sufficiently analyzed in the Initial Study and are not discussed further in this section. Would the Project:

- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersection(s) or incompatible uses (e.g., farm equipment))?
- Result in inadequate emergency access?



3.8.2.2 Project Impacts

Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation systems, including transit, roadway, bicycle and pedestrian facilities?

Finding: Same Impact as Approved Project (Less than Significant Impact)

The Project consists of an update to the City's Housing Element to rezone parcels or add overlay zones to accommodate the planning of lower- to moderate-income housing. Most of the additional housing is anticipated to be located along major transit corridors, also known as a HQTA. All but three of the AHO and rezone parcels are located within the HQTA and can be presumed to have a less than significant transportation impact. The City's General Plan EIR identified that buildout would not conflict with a program, plan, ordinance or policy addressing the circulation system and would comply with the City's General Plan policies and SCAG's RTP/SCS. Future residential development resulting from Project implementation would result in an increase in demand for public transit, bicycle, and pedestrian facilities which could require the improvement and expansion of the existing circulation system. However, future residential development associated with Project implementation would be required to comply with all applicable programs, plans, ordinances, and policies addressing the circulation system, such as the City's General Plan and SCAG's RTP/SCS. The VMT Evaluation (Appendix B) completed for the Project identified that Project implementation would be consistent with the goals of the SCAG's RTP/SCS. Furthermore, the VMT Evaluation identified that Project implementation within the proposed AHO and rezone parcels would be consistent with the goals and policies of the General Plan by providing job-housing balance. Therefore, impacts would be less than significant as noted in the General Plan EIR.

Would the Project conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Finding: Less Impact than Approved Project (Significant and Unavoidable Impact)

California Governor's Office of Planning and Research (OPR) and City guidelines state that projects located along a HQTA may be assumed to cause a less than significant transportation impact on VMT because they may improve job-housing balance and/or otherwise generate less VMT. OPR guidelines also recognize that projects with a high percentage of affordable housing may be a basis to find a less than significant impact on VMT than developments located outside of a HQTA; however, the City does not currently include affordable housing as a screening criterion. Since research indicates that low-income earners generate less household VMT overall, affordable housing is more likely to be found to have a less than significant transportation impact.

The VMT Evaluation prepared for the Project found that the majority of Project parcels are located within a HQTA and, therefore, are exempt from VMT analysis due to an assumption of a less than significant transportation impact. Additionally, the remaining AHO and rezone parcels not located within a TPA are recognized by the OPR and SCAG as screened out of VMT analysis, are presumed to generate less household VMT that the uses being replaced or are located within low VMT generating traffic analysis zones. Therefore, they are likely to have a less than significant transportation impact. However, the General



Plan EIR identified that buildout would result in an increase in VMT from existing conditions and would have a potentially significant impact.

The General Plan EIR identified that future development projects consistent with the General Plan would need to consider transportation demand management (TDM) consistent with those identified in the City's Circulation Element such as TDM techniques which include incentives to use transit, incentives to form carpools, and making home, work, and shopping closer together to shorten travel distances. The General Plan EIR identified Mitigation Measure T-1 to lessen impacts which would require the City to consider a VMT offset program to offset any increase project-level VMT generated by Project implementation. However, because the effectiveness of TDM measures included in the General Plan and the feasibility of a VMT offset program has not been determined, the General Plan EIR determined that impacts would be significant and unavoidable. Therefore, though Project implementation would have a less than significant impact on VMT without the incorporation of mitigation, impacts would remain significant and unavoidable as noted in the General Plan EIR.

3.8.2.3 Cumulative Impacts

Would the Project result in a cumulatively considerable contribution to a significant cumulative transportation impact?

Finding: Less Impact than Approved Project (Significant and Unavoidable Impact)

The geographic setting for cumulative impacts related to transportation is the City and the regional roadway network surrounding it. Development associated with the implementation of the proposed Project, when combined with cumulative projects, could result in cumulatively considerable transportation impact. Future residential development associated with Project implementation would be required to comply with all applicable programs, plans, ordinances, and policies addressing the circulation system, such as the City's General Plan and SCAG's RTP/SCS, and, as such, this impact would be less than significant. Future residential development associated with Project implementation, in conjunction with cumulative projects, would also require transportation evaluations and compliance with all applicable regulations, on a project-by-project basis. Therefore, there would be no cumulatively considerable impact with respect conflicting with a program, plan, ordinance, or policy addressing the circulation systems, including transit, roadway, bicycle and pedestrian facilities.

The VMT Evaluation completed for the Project identified that Project implementation would be consistent with the goals of the SCAG's RTP/SCS. Furthermore, the VMT Evaluation identified that Project implementation within the proposed AHO and rezone areas would be consistent with the goals and policies of the General Plan. Since the Project would have a less than significant impact related to VMT at the Project level, the Project would have a less than significant impact at the cumulative level per OPR's Technical Advisory (OPR 2018). However, since the General Plan EIR determined that the effectiveness of TDM measures included in the General Plan and the feasibility of a VMT offset has not yet been determined, this impact would conservatively be considered a cumulatively considerable contribution to a significant cumulative transportation impact.

3.9 TRIBAL CULTURAL RESOURCES

3.9.1 Environmental Setting

Traditional models of California's prehistory hypothesize that the coastline was populated by Native Americans from the interior of North America during the end of the last Ice Age. The Takic or Numic Tradition is present mainly in the Los Angeles, Orange, and western Riverside Counties region. In Los Angeles, Orange, and western Riverside Counties, changes in material culture, burial practices, and subsistence focus at the beginning of the Late Prehistoric period are considered the result of a Takic migration to the coast from inland desert regions. Modern Gabrielino, Juaneño, and Luiseño in this region are considered the descendants of the prehistoric Uto-Aztecan, Takic-speaking populations that settled along the California coast during this period, or perhaps somewhat earlier (City of Corona 2019).

The City is located within the territory of the Gabrielino Native American group. Surrounding native groups include the Chumash and Tatataviam/Alliklik to the north, the Serrano to the east, and the Luiseño/Juaneño to the south. The Gabrielino group established large, permeant villages in the fertile lowlands along rivers and streams and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean (City of Corona 2019). The City is located northwest of the border of the traditional Juaneño territory which was surrounded by the Luiseño to the south, the Gabrielino to the north, and the Cahuilla to the west. The Juaneño resided in permanent, well-defined villages and associated seasonal camps (City of Corona 2019). The City is also situated southwest of the traditional Cahuilla territory, which encompasses a large area and was bordered by 11 other Native American groups. Evidence suggests that the Cahuilla migrated to southern California approximately 2,000 to 3,000 years ago, most likely from the southern Sierra Nevada ranges of east-central California with other related Takic-speaking groups. The Cahuilla settled in a territory that extended west to east from the present-day City of Riverside to the center portion of the Salton Sea in the Colorado Desert, and south to north from the San Jacinto Valley to the San Bernardino Mountains (City of Corona 2019).

The closest ethnographically documented village to the General Plan area is known as Paxangna. Some researchers state the village was located along the Temescal Creek, while others state the village was farther south (City of Corona 2019).

3.9.1.1 Regulatory Framework

Federal

Archaeological Resources Protection Act

The Archaeological Resources Protection Act of 1979 regulated the protection of archaeological resources and sites which are on Federal lands and Indian lands.

Native American Graves Protection and Repatriation Act

The Native American Graves Protection and Repatriation Act is a federal law passed in 1990 that provides a process for museums and federal agencies to return certain Native American cultural items, such as

human remains, funerary objects, sacred objects, or objects of cultural patrimony, to lineal descendants ad culturally affiliated Indian tribes.

State

Assembly Bill 52 (PRC Section 21084.2)

AB 52 establishes a formal consultation process for California tribes as part of CEQA and equates significant impacts on "tribal cultural resources" with significant environmental impacts (PRC Section 21084.2). AB 52 defines a "California Native American tribe" as a Native American tribe located in California that is on the contact list maintained by NAHC. AB 52 requires formal consultation with California Native American tribes prior to determining the level of environmental documentation if a tribe has requested to be informed of proposed projects by the lead agency. AB 52 also requires that consultation address project alternatives and mitigation measures for significant effects, if requested by the California Native American tribe, and that consultation be considered concluded when either of the parties agrees to measures to mitigate or avoid a significant effect, or the agency concludes that mutual agreement cannot be reached. Under AB 52, such mitigation or avoidance measures must be recommended for inclusion in the environmental document and adopted mitigation monitoring program if determined to avoid or lessen a significant impact on a tribal cultural resource.

California Health and Safety Code and Public Resources Code

Broad provisions for the protection of Native American cultural resources are contained in the HSC, Division 7, Part 2, Chapter 5 (Sections 8010 through 8030). Several provisions of the PRC also govern archaeological finds of human remains and associated objects. Procedures are detailed under PRC Section 5097.98 through 5097.996 for actions to be taken whenever Native American remains are discovered.

Section 7050.5 of the HSC states that any person who knowingly mutilates or disinters, wantonly disturbs, or willfully removes human remains in or from any location other than a dedicated cemetery without authority of law is guilty of a misdemeanor, except as provided in Section 5097.99 of the PRC. Any person removing human remains without authority of law or written permission of the person or persons having the right to control the remains under PRC Section 7100 has committed a public offense that is punishable by imprisonment. PRC Chapter 1.7, Section 5097.5/5097.9 (Stats. 1965, c. 1136, p. 2792), entitled Archaeological and Historical Sites, defines any unauthorized disturbance or removal of remains on public land as a misdemeanor.

SB 18

SB 18 requires cities and counties to consult with California Native American tribes during the local planning process for the purpose of protecting Traditional Tribal Cultural Places. This allows Native American tribes the opportunity to provide input with respect to the possible preservation of, or the mitigation of impacts on, specified Native American places, features, and objects located within that jurisdiction. This consultation is required prior to amending or adopting any general plan or specific plan or designating land as open space.

Local

City of Corona General Plan

The City of Corona General Plan includes the following policy items relevant to the Project and tribal cultural resources discussed in this section:

Policy HR-3.1: Require appropriate treatment/preservation of archaeological collection in a culturally manner, in accordance with state and federal standards, and in consultation with interested Native American tribes that have traditional cultural affiliation with eh project area and/or the resources affected by the project.

Policy HR-3.2: Require that development proposals incorporate specific measures to identify, protect, and preserve cultural resources in the planning, environmental review, and development process.

Policy HR-3.3: Archaeological resources found prior to or during construction shall be evaluated by a qualified archaeologist and appropriate mitigation measures applies, pursuant to Section 21083.2 of CEQA, before the resumption of development activities, Any measures applied shall include the preparation of a report meeting professional standards, which shall be submitted to the appropriate CHRIS information center.

Policy HR-3.4: Any project that involves earth-disturbing activities in an area determined to be archaeologically or culturally sensitive shall require evaluation of the site by a qualified archaeologist. The applicant shall implement the recommendations of the archaeologist, subject to the approval of the City Planning Department.

Policy HR-3.5: Any project that involves earth-disturbing activities in ana rea determined to be archaeologically or culturally sensitive shall require consultation by the applicant with interested federally recognized American Indian Tribe(s) that have a traditional cultural affiliation with the project are and/or the resources affected by the project, for the purposes of determining resources impacts and appropriate mitigation to address such impacts. Applicant shall also arrange for monitoring of earth-disturbing activities by interested federally recognized American Indian Tribe(s) that have a traditional cultural affiliation with the Project area and/or the resources affected by the project, if requested.

Policy HR-3.8: In the event of the discovery of burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area shall be protected, and the project applicant shall immediately notify the Riverside County Coroner and comply with provisions of the Health and Safety Code Section 7050.5, including PRC Section 5097.98, if applicable. If the find is determined to be Native American human remains, the applicant shall consult with the Most Likely Descendant to determine appropriate treatment for such remains.



3.9.2 Impact Discussion

3.9.2.1 Thresholds of Significance

In accordance with the CEQA Guidelines Appendix G Environmental Checklist, the following question was analyzed and evaluated to determine whether impacts to tribal cultural resources are significant. Would the Project:

- Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
    - Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
    - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

3.9.2.2 Project Impacts

Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

> **Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
>
> **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

Finding: Same Impact as Approved Project (Less than Significant Impact with Mitigation)

The City, as the CEQA Lead Agency, will consult with appropriate tribes with the potential for interest in the region. Based on this consultation, it will be identified if the proposed Project site is located in an area having the potential for tribal cultural resources. SB 18 states: "*Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or*



mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe."

In accordance with AB 52 and SB 18, the City provided notice to the appropriate Native American Tribes on June 7, 2022, inviting them to participate and consult with the City through its AB 52 and SB 18 Native American outreach efforts. As included in Appendix C, response letters were received from the following organizations and tribes:

- Gabrieleno Band of Mission Indians – Kizh Nation
- Rincon Band of Luiseño Indians
- Native American Heritage Commission

The Gabrieleno Band of Mission Indians – Kish Nation requested consultation at the time of ground disturbance related to future Project implementation, and the Rincon Band of Luiseño Indians also did not request consultation at this time. The Native America Heritage Commission provided its general guidelines regarding tribal cultural resources but did not have specific Project-related requirements.

There was no substantial evidence provided related to the presence of a tribal cultural resource. In addition, as the proposed Project would not result in development, in and of itself, future implementing development projects would be required to analyze their project-specific impacts for conformance with the General Plan and all applicable regulations and requirements related to tribal cultural resources. Nevertheless, policies in the General Plan Update EIR were identified that would minimize potential impacts to tribal cultural resources from new development and/or redevelopment in the City, ground-disturbing activities related to future Project implementation which could potentially impact tribal cultural resources in the City and the SOI. As such, implementation of mitigation measures would be required to reduce the potential for future Project-related impacts to less than significant levels.

General Plan Update EIR Mitigation Measure CUL-5 would be applicable to the reduce impacts related to the development of future implementing Projects, as would General Plan Update EIR Mitigation Measures TCR-1, TCR-2 and TCR-3. With implementation of General Plan Updated EIR Mitigation Measures CUL-5, TCR-1, TCR-2 and TCR-3, potential impacts to related to tribal cultural resources would be reduced to less than significant levels.

3.9.2.3 Cumulative Impacts

Would the Project result in a cumulatively considerable contribution to a significant cumulative tribal cultural resources impact?

<u>Finding</u>: Same Impact as Approved Project (Less than Significant Impact with Mitigation)

The geographic area for cumulative impacts related to tribal cultural resources includes most of the City and its SOI. Although future implementing project development could include ground-disturbing activities

that may affect undiscovered tribal cultural resources, those projects and other cumulative projects would be required to confirm with all applicable regulations, standard permit conditions and mitigation measures to reduce potential impacts to tribal cultural resources and buried remains. Furthermore, future implementing projects and cumulative projects would be required to undertake tribal consultation pursuant to AB 52. Therefore, future Project implementation, in conjunction with the cumulative projects, would not result in a cumulatively considerable contribution to a cumulative tribal cultural resources impact.

3.9.2.4 Mitigation Measures

The following mitigation measures are required for the proposed project.

Mitigation Measure CUL-5. To determine the archaeological sensitivity for projects within the City, an archaeological resources assessment shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in either prehistoric or historic archaeology. The assessments shall include a California Historical Resources Information System (CHRIS) records search and a search of the Sacred Lands File (SLF) maintained by the Native American Heritage Commission (NAHC). The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are undeveloped to locate any surface cultural materials.

a. If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified archaeologist and shall be performed in accordance with the Office of Historic Preservation's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (1990) and Guidelines for Archaeological Research Designs (1991).

b. If the archaeological assessment did not identify potentially significant archaeological resources within the proposed General Plan area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall monitor all ground disturbing construction and pre-construction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an



archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.

c. If the archaeological assessment did not identify potentially significant archaeological resources, but indicates the area to be of medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.

Mitigation Measure TCR-1. Tribal Cultural Resources Monitoring. The project archaeologist, in consultation with interested tribes, the developer and the City of Corona, shall develop an Archaeological Monitoring Plan (AMP) to address the details, timing and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include:

1. Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling;

2. The development of a rotating or simultaneous schedule in coordination with the developer and the project archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists (if the tribes cannot come to an agreement on the rotating or simultaneous schedule of tribal monitoring, the Native American Heritage Commission shall designate the schedule for the onsite Native American Tribal Monitor for the proposed project);

3. The protocols and stipulations that the developer, City, Tribes and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

At least 30-days prior to application for a grading permit and before any brush clearance, grading, excavation and/or ground disturbing activities on the site take place, the future developer shall retain a tribal cultural monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

Pursuant to the AMP, a tribal monitor from the consulting tribe (e.g., Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians, or Gabrieleño Band of Mission Indians – Kizh Nation) shall be present during the initial grading activities. If tribal resources are found during grubbing activities, the tribal monitoring shall be present during site grading activities.



Mitigation Measure TCR-2. Treatment and Disposition of Cultural Resources. In the event that Native American cultural resources are inadvertently discovered during the course of any ground disturbing activities, including but not limited to brush clearance, grading, trenching, etc. grading for the proposed project, 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 oversite of the process; and

2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona with evidence of same:

    a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, basic analysis, and other analyses as recommended by the project archaeologist and approved by consulting tribes and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality;

    b. A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation;

    c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the San Bernardino County Museum by default;

    d. 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, County Museum, and consulting tribes.



Mitigation Measure TCR-3. During construction activities, the project applicant shall allow additional archaeological monitors of Native American tribes to access the project site on a volunteer basis to monitor grading and excavation activities.



4.0 GROWTH-INDUCING IMPACTS

Would the Project foster or stimulate significant economic or population growth in the surrounding environment?

The CEQA Guidelines require that an EIR identify the likelihood that a proposed project could "foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment" (Section 15126.2(d)). This section of the Draft SEIR is intended to evaluate the impacts of such growth in the surrounding environment. Examples of projects likely to have significant growth-inducing impacts include removing obstacle to population growth, for example by extending or expanding infrastructure beyond what is needed to serve the project. Other examples of growth inducement include increases in population that may tax existing service facilities, requiring construction of new facilities that could cause significant environmental effects.

The Project involves the rezoning of certain parcels within the City to high density residential. The rezone program will establish a new AHO zone that will allow the City to properly plan for housing sites to meet its state mandated RHNA allocation of low- and moderate-income units. The Project does not involve the actual development of specific parcels but does allow for the planning of higher density housing. The Project would amend the General Plan to ensure that the City's projected and planned growth meets its RHNA allocation. The Project would result in more lands within the City being allocated for future residential development to accommodate projected population growth; however, the Project would be a part of the planned growth in the General Plan. Furthermore, the Project would not result in or require the expansion of utilities or roadways.

5.0 SIGNIFICANT AND IRREVERSIBLE ENVIRONMENTAL CHANGES

As mandated by the CEQA Guidelines, the EIR must address any significant irreversible environmental changes that would result from implementation of the proposed project. Specifically, pursuant to the CEQA Guidelines (Section 15126.2(c)), such an impact would occur if:

- The project would involve a large commitment of nonrenewable resources;
- Land area committed to new project facilities;
- Irreversible damage can result from environmental accidents associated with the project; and
- The proposed consumption of resources is not justified (e.g., the project results in the wasteful use of energy).

The Project involves the rezoning of certain parcels within the City to accommodate the planning of higher density residential development. The sites are infill and located in parts of the City that include existing developed parcels and public infrastructure. The AHO zone is an overlay to the zoning that already exists on the subject sites identified, which already allows for urban development. Additionally, some sites area already developed with existing buildings and utilities. If future residential development is proposed on the subject parcels identified, development would be required to adhere the City's adopted development standards in the Corona Municipal Code, General Plan, California Building Standards and mitigation measures identified in the SEIR. Therefore, Project implementation would not result in land area being committed to new project facilities.

Project implementation would not result in a large commitment of nonrenewable resources or consumption of resources that is not justified. Additionally, the rezoning of the parcels would not result in any activities that could lead to irreversible damage resulting from environmental accidents. Project implementation would not result in new significant and irreversible environmental changes.

6.0 SIGNIFICANT AND UNAVOIDABLE IMPACTS

A significant unavoidable impact is an impact that cannot be mitigated to a less than significant level if the Project is implemented as proposed. The following significant unavoidable impacts have been identified as a result of Project implementation:

Air Quality

- The Project would conflict with or obstruct implementation of the applicable air quality plan.
- The Project would result in a cumulatively considerable net increase of any criteria pollutants for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.
- The Project would expose sensitive receptors to substantial pollutant concentration.
- The Project would result in a cumulatively considerable contribution to a significant cumulative air quality impact.

Greenhouse Gas Emissions

- The Project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- The Project would result in a cumulatively considerable contribution to a significant cumulative greenhouse gas emission impact.

Noise

- The Project would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Transportation

- The Project would conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).
- The Project would result in a cumulatively considerable contribution to a significant cumulative transportation impact.

7.0 ALTERNATIVES

CEQA requires that an EIR identify and evaluate alternatives to a project as it is proposed. Two key provisions from the CEQA Guidelines pertaining to the discussion of alternatives are included below.

> ***Section 15126.6(a). Consideration and Discussion of Alternatives to the Proposed Project.*** *An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and would evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.*
>
> ***Section 15126.6(b). Purpose.*** *Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (PRC Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or be more costly.*

Other elements of the Guidelines discuss that alternatives should include enough information to allow a meaningful evaluation and comparison with the proposed project. The CEQA Guidelines state that if an alternative would cause one or more additional impacts, compared to the proposed project, the discussion should identify the additional impact, but in less detail than the significant effects of the proposed project.

The three critical factors to consider in selecting and evaluating alternatives are: 1) the significant impacts from the proposed project that could be reduced or avoided by the alternative, 2) consistency with the project's objectives, and 3) the feasibility of the alternatives available. Each of these factors is discussed below.

7.1 PROJECT OBJECTIVES

A project's statement of objectives describes the purpose of the project and the reasons for undertaking the project. While CEQA does not require that alternatives be capable of meeting all of the project objectives, their ability to meet most of the objectives is considered relevant to their consideration. The objectives of the Project are to:

- Implement the 2021-2029 Housing Element Programs to provide adequate housing sites for all income levels within the City.

- Promote housing opportunities that support the City's state mandated Regional Housing Needs Assessment.
- Promote fair housing opportunities that encourage access to lower- and moderate-income housing.
- Promote safe and healthy housing opportunities to discourage overcrowding.

7.2 SIGNIFICANT IMPACTS FROM THE PROJECT

The CEQA Guidelines advise that the alternatives analysis in an EIR should be limited to alternatives that would avoid or substantially lessen any of the significant effects of a project and would achieve most of the project objectives.

Alternatives are discussed that could reduce the following identified significant and unavoidable impacts associated with Project implementation as proposed. Impacts that were determined to be significant and unavoidable include:

Air Quality

- The Project would conflict with or obstruct implementation of the applicable air quality plan.
- The Project would result in a cumulatively considerable net increase of any criteria pollutants for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.
- The Project would expose sensitive receptors to substantial pollutant concentration.
- The Project would result in a cumulatively considerable contribution to a significant cumulative air quality impact.

Greenhouse Gas Emissions

- The Project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- The Project would result in a cumulatively considerable contribution to a significant cumulative greenhouse gas emission impact.

Noise

- The Project would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Transportation

- The Project would conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).
- The Project would result in a cumulatively considerable contribution to a significant cumulative transportation impact.

Impacts that were determined to be significant but would be reduced to a less than significant level with mitigation include:

Noise

- The Project would generate excessive groundborne vibration or groundborne noise levels.

Tribal Cultural Resources

- The Project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
    a. Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
    b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.
- The Project would result in a cumulatively considerable contribution to a significant and cumulative tribal cultural resources impact.

7.3 PROJECT ALTERNATIVES

Pursuant to the CEQA Guidelines Section 15126.6(a):

> *An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation.*

The City considered the following alternatives to the Project:

- No Project Alternative
- Reduced Density Alternative Up To 45 Dwelling Units per Acre
- Alternate Development Areas Alternative

7.3.1 Alternatives Considered and Rejected

In accordance with CEQA Guidelines Section 15126.6(c), an EIR should identify alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection. According to the CEQA Guidelines, the following factors may be used to eliminate alternatives from detailed consideration: the alternative's failure to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. Alternatives that have been considered and rejected as infeasible include:

7.3.1.1 Off-Site Alternative

As one of the primary objectives of the proposed Project is to promote housing opportunities that support the City's state mandated RHNA, it would be impossible to meet this objective with an alternative that did not wholly focus on future residential development projects within the City itself. Therefore, this alternative was not analyzed further.

7.3.1.2 Reduced Density Alterative Up To 36 Dwelling Units per Acre

A reduced density alternative that is the same as the City's General Plan High Density Residential density of up to 36 dwelling units per acre would require more sites to be rezoned throughout the City, which would involve rezoning twice the amount of parcels identified in the Project. Although this alternative would meet the project objective of providing housing sites, the quantity of units to be developed at a given time will be reduced because of the density limitation. Additionally, finding sites suitable for residential development becomes limited because not all sites, especially non-vacant sites, will meet the criteria required by HCD to be counted as a suitable site in meeting the City's RHNA. Therefore, the alternative was not analyzed further.

7.3.2 Alternatives Evaluated

7.3.2.1 Alternative 1: No Project Alternative

Under the No Project Alternative, the existing zoning designations of the identified parcels would be retained, and no rezoning program would take place. The No Project Alternative would not meet any of the project objectives and the City would not meet its RHNA allocation in the planning of low- and moderate-income housing sites. The City's total RHNA allocation is 6,088 units with 3,888 allocated to low- and moderate-income housing units, consisting of 2,792 units and 1,096 units, respectively. The General Plan Update EIR anticipated an additional 5,494 residential units which results in a deficiency of 594 units from



the RHNA allocation. Therefore, the No Project Alternative would maintain the status quo of the General Plan Update and would not result in the City meeting its RHNA requirements in accordance with the Housing Element Update and achieving any of the project objectives to provide adequate housing sites for all income levels within the City, promote housing opportunities that support the City's state mandated RHNA, promote fair housing opportunities that encourage access to lower and moderate income housing, and promote safe and healthy housing opportunities to discourage overcrowding.

Based on current General Plan growth forecasts, the No Project Alternative would have the same significant and unavoidable impacts to air quality, greenhouse gas, noise and transportation.

7.3.2.2 Alternative 2: Reduced Density Alternative Up To 45 Dwelling Units per Acre

The Project proposes to apply an AHO zone at a maximum density of 60 dwelling units per acre to 100 sites to accommodate 4,651 additional housing units. The Reduced Density Alternative would reduce the maximum density on the AHO zone parcels to 45 dwelling units per acre. Alternative 2 would also reduce the number of residential units the AHO zone could accommodate to 3,492 dwelling units.

Under Alternative 2, vacant parcels (750 units) and nonvacant parcels (452 units) could accommodate a total of approximately 1,202 new housing units, and potential rezone parcels (368 units) and AHO parcels (3,492 units) at a maximum density of 45 units per acre would accommodate a total of approximately 5,062 additional housing units. As with the proposed Project, the majority of candidate rezoning sites would be located within a HQTA. Based on this, by implementing the Reduced Density Alternatives, the City would be able to accommodate the 2021-2029 RHNA and provide a RHNA-buffer of 4 percent for low-income households and a 1.5 percent buffer for moderate-income households.

Alternative 2 would meet all of the project objectives; however, an adequate buffer would not be provided, thereby putting the City at risk of reevaluating additional sites in the future should the subject sites be deemed unsuitable for any reason. While the severity of significant and unavoidable impacts related to air quality, greenhouse gas emissions, noise and transportation, including cumulative impacts, would be reduced as compared to the proposed Project, these impacts would not be reduced to a less than significant level, even with the incorporation of mitigation measures. Impacts related to vibration impacts and tribal cultural resources would be similar as compared to the proposed Project.

7.3.2.3 Alternative 3: Alternate Development Areas Alternative

The Alternate Development Areas Alternative is consideration of different locations for redevelopment. A Citywide comprehensive land survey has been conducted, and the candidate sites have been selected in order to support the City's objectives to sustainably increase residential density, especially in a transit-oriented community. Consideration of alternative locations may take place in areas that are not well-suited for the intensified residential redevelopment, within a HQTA, or may not meet the criteria established by HCD for "non-vacant" sites to be considered as viable sites that would be repurposed for residential development. Development standards within transit-oriented communities aim to support the highest density for the proposed Project, as they are intended to encourage compact development, improve access

to transit, and promote a pedestrian-oriented environment. Transit-oriented community development standards would require a minimum of 60 units per acre, as provided by the proposed Project.

Alternative 3 would not meet most of the project objectives, as it would not implement the City's 2021-2029 Housing Element Update Programs to provide housing sites for all income levels within the City, it would not promote housing opportunities that support the City's state mandated Regional Housing Needs Assessment, and it would not promote fair housing opportunities that encourage access to lower- and moderate-income housing. Without the siting of residential development within a HQTA, impacts related to air quality, greenhouse gas emissions and transportation would be more severe than under the proposed Project, as housing would developed in less transit-oriented locations and would not provide alternative transportation options. Impacts related to vibration impacts and tribal cultural resources would be similar as compared to the proposed Project.

7.3.3 Environmentally Superior Alternative

CEQA Guidelines Section 15126.6(e)(2) state that an EIR shall identify an environmentally superior alternative. If the environmentally superior alternative is the "No Project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Based on the above evaluation of Alternatives, Alternative 2, the Reduced Density Alternative, would be the environmentally superior alternative. It meets all of the project objects. While Alternative 2 would reduce the severity of significant and unavoidable impacts related to air quality, greenhouse gas emissions, noise and transportation as compared to the proposed Project, these impacts would remain significant and unavoidable.



8.0 REPORT PREPARATION

8.1 LEAD AGENCY

City of Corona
Joanne Coletta, Planning and Development Director

8.2 LIST OF PREPARERS

Stantec Consulting Services Inc.	
Trevor Macenski	Senior Principal
Anna Radonich	Principal Planner
Christine Abraham	Principal Environmental Planner
Jennifer Webster	Environmental Planner
Kaela Johnson	Environmental Planner
Emily Medler	Environmental Planner
Tracie Ferguson	Senior Associate - Acoustics
Cathy Lawrence	Transportation Engineer
Daryl Zerfass	Principal, Transportation Planning & Traffic Engineering
Elena Nuno	Principal, Project Manager/Air Quality Specialist
Kaitlyn Heck	Air Quality Specialist

9.0 REFERENCES

California Air Resources Board (CARB). 2008. Climate Change Proposed Scoping Plan: A Framework for Change.

_____. 2017. California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Target. https://www.arb.ca.gov/cc/scopingplan/2030sp_pp_final.pdf. Accessed August 2022.

California Department of Conservation (DOC). 2016. Farmland Mapping and Monitoring System, California Important Farmland Finder. https://maps.conservation.ca.gov/dlrp/ciff/. Accessed May 2022.

California Department of Forestry and Fire Protection (CAL FIRE). 2009. Corona – Very High Fire Hazard Severity Zones in LRA. https://osfm.fire.ca.gov/media/5911/corona.pdf. Accessed May 2022.

California Department of Resources Recycling and Recovery (CalRecycle). 2020. Disposal Rate Calculator – Corona 2020. https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/DisposalRateCalculator. Accessed May 2022.

_____. 2022a. SWIS Facility/Site Activity Details. El Sobrante Landfill. https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402. Accessed June 2022.

_____. 2022b. SWIS Facility/Site Activity Details. Olinda Alpha Landfill. https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2757?siteID=2093. Accessed June 2022.

California Department of Transportation (Caltrans). Scenic Highway, State Scenic Highway Map. https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed June 2022.

California Geologic Survey (CGS). 2021. California Earthquake Hazards Zone Application, Earthquake Zones of Required Investigation. https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed May 2022.

California Governor's Office of Planning and Research, Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018.

California State Water Resources Control Board. Geotracker. https://geotracker.waterboards.ca.gov/. Accessed June 2022.

City of Corona. 2019. Corona General Plan Technical Update for the City of Corona, Draft Environmental Impact Report.

https://www.coronaca.gov/home/showpublisheddocument/17290/637122799157100000. Accessed May 2022.

_____. 2019b. Climate Action Plan Update. https://www.coronaca.gov/home/showpublisheddocument/18422/637239353962070000. Accessed August 2022.

_____. 2020. City of Corona 2020 – 2040 General Plan. https://www.coronaca.gov/home/showpublisheddocument/17292/637396648435970000. Accessed May 2022.

_____. 2021a. 2020 Urban Water Management Plan. https://www.coronaca.gov/home/showpublisheddocument/20292/637612402713400000. Accessed May 2022.

_____. 2021b. City of Corona General Plan, Housing Element 2021-2029. https://www.coronaca.gov/home/showpublisheddocument/21174/637707501610300000. Accessed May 2022.

Corona Fire Department (CFD). 2021. 2021 Annual Report. https://www.coronaca.gov/home/showpublisheddocument/21776/637841661637200000. Accessed May 2022.

Corona Police Department (CPD). 2021. 2021 Annual Report. https://www.coronaca.gov/home/showpublisheddocument/21772/637846757873130000. Accessed May 2022.

Southern California Association of Governments. 2016. Final 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): A Plan for Mobility, Accessibility, Sustainability, and a High Quality of Life. https://scag.ca.gov/sites/main/files/file-attachments/f2016rtpscs.pdf?1606005557. Accessed August 2022.

_____. 2020. Connect SoCal. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176. Accessed August 2022.

South Coast Air Quality Management District. 2022. Significance Thresholds and Analysis. http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook. Accessed August 2022.

_____. 2022. 2022 Draft Air Quality Management Plan. http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/draft2022aqmp.pdf?sfvrsn=12. Accessed August 2022.

United States Forest Service (USFS). 2020. Wildlife Hazard Potential, Version 2020 Classified. https://usfs.maps.arcgis.com/home/webmap/viewer.html?useExisting=1&layers=55226e8547f84aae8965210a9801c357. Accessed May 2022.

APPENDIX A

Initial Study, Notice of Preparation, Scoping Comments

City of Corona General Plan Housing Element Rezoning Program Update Project

Initial Study

June 28, 2022

Prepared for:

City of Corona
Planning and Development Department
400 S. Vicentia Avenue, Suite 120
Corona, CA 92882

Prepared by:

Stantec Consulting Services Inc.
290 Conejo Ridge Avenue
Thousand Oaks, CA 91362

Page Is Intentionally Left Blank

Table of Contents

ACRONYMS AND ABBREVIATIONS IV

1.0 INTRODUCTION 1-1
1.1 PROJECT TITLE 1-1
1.2 LEAD AGENCY NAME AND ADDRESS 1-1
1.3 CONTACT PERSON AND PHONE NUMBER 1-1
1.4 PROJECT SPONSOR'S NAME AND ADDRESS 1-1
1.5 PROJECT LOCATION 1-1
1.6 PROJECT PURPOSE 1-5
1.6.1 Intended Uses of the Initial Study 1-5

2.0 PROJECT DESCRIPTION 2-1
2.1 PROPOSED AHO AND REZONING PROGRAM 2-1
2.2 PROJECT LOCATION AND SITE DESCRIPTION 2-2
2.2.1 Current Site Conditions 2-2
2.2.2 Candidate Sites 2-3
2.2.3 Surrounding Land Uses 2-1
2.3 PROJECT COMPONENTS 2-1
2.4 SCHEDULE 2-2
2.5 DISCRETIONARY ACTIONS 2-2
2.5.1 General Plan Amendment and Zone Change 2-2

3.0 ENVIRONMENTAL SETTING, ANALYSIS, AND MITIGATION MEASURES 3-1
INTRODUCTION TO ENVIRONMENTAL ANALYSIS 3-1
Intended Uses of Initial Study and Notice of Preparation 3-2
Environmental Assessment Methodology 3-2
3.1 AESTHETICS 3-4
3.1.1 Environmental Setting 3-4
3.1.2 Environmental Impact Analysis 3-4
3.2 AGRICULTURAL AND FORESTRY RESOURCES 3-8
3.2.1 Environmental Setting 3-8
3.2.2 Environmental Impact Analysis 3-9
3.3 AIR QUALITY 3-11
3.3.1 Environmental Setting 3-11
3.3.2 Environmental Impact Analysis 3-11
3.4 BIOLOGICAL RESOURCES 3-13
3.4.1 Environmental Setting 3-13
3.4.2 Environmental Impact Analysis 3-14
3.5 CULTURAL RESOURCES 3-21
3.5.1 Environmental Setting 3-21
3.5.2 Environmental Impact Analysis 3-21
3.6 ENERGY RESOURCES 3-26
3.6.1 Environmental Setting 3-26



3.6.2 Environmental Impact Analysis 3-27
3.7 GEOLOGY AND SOILS 3-28
3.7.1 Environmental Setting 3-28
3.7.2 Environmental Impact Analysis 3-29
3.8 GREENHOUSE GASES 3-35
3.8.1 Environmental Setting 3-35
3.8.2 Environmental Impact Analysis 3-35
3.9 HAZARDS AND HAZARDOUS MATERIALS 3-37
3.9.1 Environmental Setting 3-37
3.9.2 Environmental Impact Analysis 3-38
3.10 HYDROLOGY AND WATER QUALITY 3-43
3.10.1 Environmental Setting 3-43
3.10.2 Environmental Impact Analysis 3-44
3.11 LAND USE AND PLANNING 3-49
3.11.1 Environmental Setting 3-49
3.11.2 Environmental Impact Analysis 3-49
3.12 MINERAL RESOURCES 3-51
3.12.1 Environmental Setting 3-51
3.12.2 Environmental Impact Analysis 3-51
3.13 NOISE 3-54
3.13.1 Environmental Setting 3-54
3.13.2 Environmental Impact Analysis 3-56
3.14 POPULATION AND HOUSING 3-57
3.14.1 Environmental Setting 3-57
3.14.2 Environmental Impact Analysis 3-58
3.15 PUBLIC SERVICES 3-61
3.15.1 Environmental Setting 3-61
3.15.2 Environmental Impact Analysis 3-62
3.16 RECREATION 3-66
3.16.1 Environmental Setting 3-66
3.16.2 Environmental Impact Analysis 3-66
3.17 TRANSPORTATION 3-68
3.17.1 Environmental Setting 3-68
3.17.2 Environmental Impact Analysis 3-69
3.18 TRIBAL CULTURAL RESOURCES 3-71
3.18.1 Environmental Setting 3-71
3.18.2 Environmental Impact Analysis 3-72
3.19 UTILITIES AND SERVICE SYSTEMS 3-73
3.19.1 Environmental Setting 3-73
3.19.2 Environmental Impact Analysis 3-75
3.20 WILDFIRE 3-80
3.20.1 Environmental Setting 3-80
3.20.2 Environmental Impact Analysis 3-80
3.21 MANDATORY FINDINGS OF SIGNIFICANCE 3-83
3.21.1 Environmental Impact Analysis 3-83

4.0 REPORT PREPARATION..... 4-1
4.1 LIST OF PREPARERS..... 4-1

5.0 REFERENCES..... 5-1

LIST OF TABLES

Table 1: General Plan and Zoning Code Definitions..... 2-2
Table 2: Proposed AHO Zone Sites..... 2-1
Table 3: Proposed Rezone Sites..... 2-1
Table 4: Adequacy of Residential Sites Inventory..... 2-1
Table 5: Agency Permits and Environmental Review Requirements..... 2-2
Table 6: City Interior and Exterior Noise Standards..... 3-54
Table 7: City Population Trends..... 3-57

LIST OF FIGURES

Figure 1. Regional Location Map..... 1-2
Figure 2. City of Corona Map..... 1-3
Figure 3. City AHO Sites and Rezone Parcels..... 1-4

Acronyms and Abbreviations

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ADU	Accessory Dwelling Unit
af	acre-feet
AHO	Affordable Housing Overlay
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARMR	Archaeological Resource Management Reports
BMP	best management practices
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
Cal/OSHA	California Division of Occupational Safety and Health
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFD	Corona Fire Department
CGS	California Geologic Survey
CHRIS	California Historical Resources Information System
City	City of Corona
CNEL	community noise equivalent level
CNUSD	Corona-Norco Unified School District
CPD	Corona Police Department
County	Riverside County
CRHR	California Register of Historic Places
dBA	A-weighted decibel
DEH	Riverside County Department of Environmental Health
DIF	Development Impact Fee
DOC	California Department of Conservation
DTSC	California Department of Toxic Substances Control
DWP	Corona Department of Water and Power

DWR	Department of Water Resources
EAP	Emergency Action Plan
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
EOP	Emergency Operations Plan
ESA	environmental site assessment
EVMWC	Eagle Valley Mutual Water Company
FESA	Federal Endangered Species Act
FMMP	Farmland Mapping and Monitoring Program
General Plan Update EIR	City of Corona General Plan Update Environmental Impact Report
gpcd	gallons per capita per day
gpd	gallons per day
GPS	global positioning system
GWh	gigawatt-hours
HABS	Historic American Buildings Survey
HAER	Historic American Engineering Record
HALS	Historic American Landscape Survey
HCD	California Department of Housing and Community Development
HCP	Habitat Conservation Plan
HGCWD	Home Gardens County Water District
HGSD	Home Garden Sanitary District
IS	Initial Study
ISMND	Initial Study Mitigated Negative Declaration
KWh	kilowatt-hours
Leq	equivalent continuous noise level
LHMP	Local Hazard Mitigation Plan
LID	Low Impact Development
mgd	million gallons per day
MRZ	Mineral Resource Zone
MSHCP	Multi-Species Habitat Conservation Plan
NAAQS	National Ambient Air Quality Standards
NAHC	National American Heritage Commission
NHMLA	Natural History Museum of Los Angeles County
NOP	Notice of Preparation
NOx	Oxides of Nitrogen
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places



OHP	California Office of Historic Preservation
O_3	ozone
$PM_{2.5}$	fine inhalable particulate matter
PM_{10}	coarse inhalable particulate matter
PQS	Secretary of the Interior's Professionally Qualified Standards
PRC	Public Resources Code
PRMMP	Paleontological Resources Monitoring and Mitigation Plan
Project (proposed Project)	City of Corona General Plan Housing Element Rezoning Program Update Project
RHNA	Regional Housing Needs Assessment
RPS	Renewables Portfolio Standards
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SLF	Sacred Lands File
SPP	Structure Protections Plan
SoCAB	South Coast Air Basin
SoCalGas	Southern California Gas Company
SOI	sphere of influence
SR	State Route
SWPPP	Stormwater Pollution Prevention Plan
TAC	toxic air contaminants
TVPA	Temescal Valley Production Area
TVWP	Temescal Valley Water District
USACE	United States Army Corps of Engineers
USFS	United States Forest Service
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
WMI	Waste Management Inc.
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan
WRCRWA	Western Riverside County Regional Wastewater Authority
WRF	water reclamation facility

1.0 INTRODUCTION

1.1 PROJECT TITLE

City of Corona General Plan Housing Element Rezoning Program Update Project (Project, proposed Project)

1.2 LEAD AGENCY NAME AND ADDRESS

City of Corona
Planning and Development Department
400 S. Vicentia Avenue, Suite 120
Corona, CA 92882

1.3 CONTACT PERSON AND PHONE NUMBER

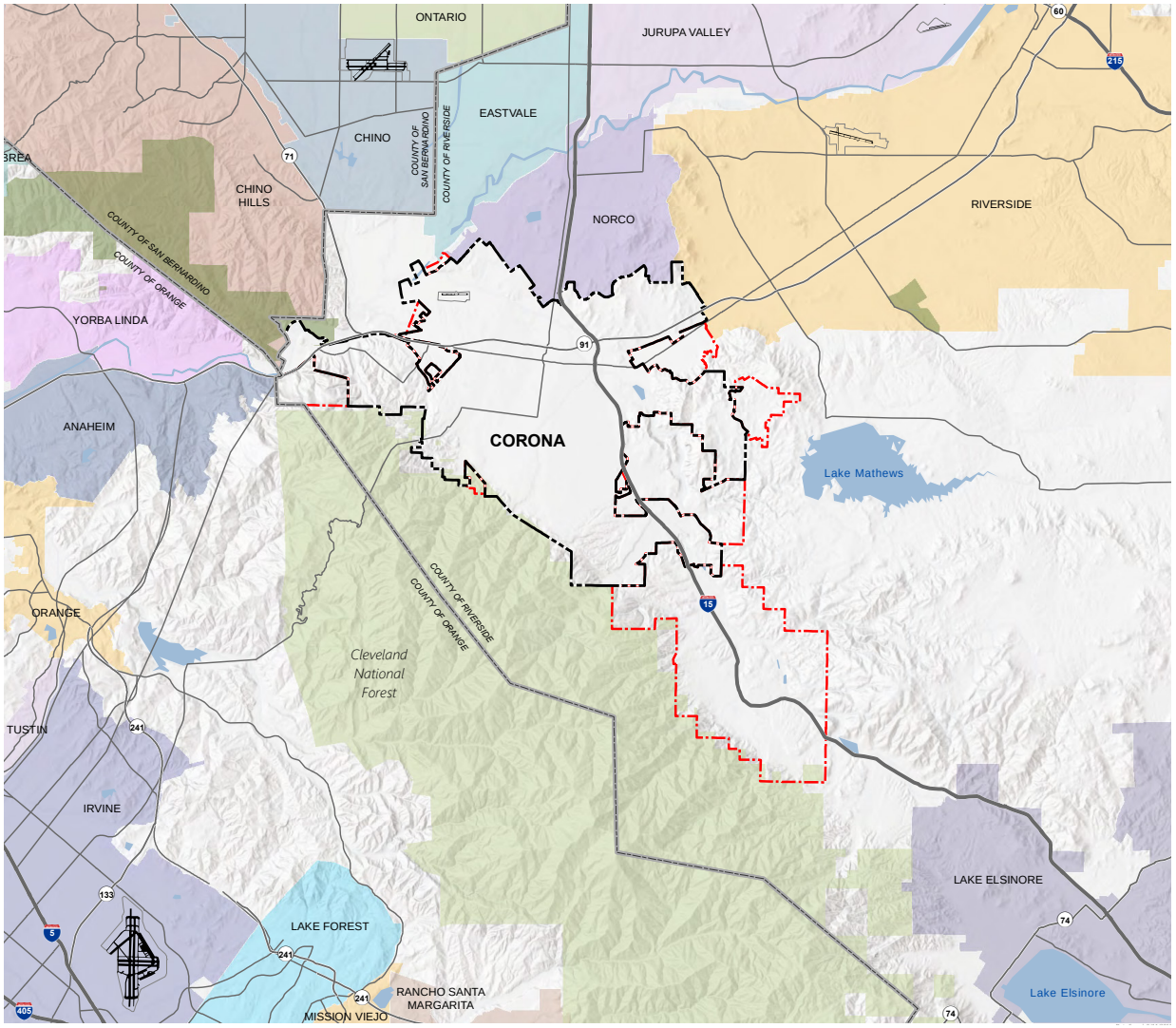
Joanne Coletta, Planning and Development Director
Planning and Development Department
400 S. Vicentia Avenue, Suite 120
Corona, CA 92882
(951) 736-2434

1.4 PROJECT SPONSOR'S NAME AND ADDRESS

City of Corona
Planning and Development Department
400 S. Vicentia Avenue, Suite 120
Corona, CA 92882

1.5 PROJECT LOCATION

The Project is located in the City of Corona (Corona), which is in northwestern Riverside County (County). The City is generally bordered by the City of Norco and the City of Riverside to the north and northeast, the City of Chino Hills and the City of Yorba Linda to the northwest, the City of Anaheim to the west, the Cleveland National Forest and the Santa Ana Mountains to the southwest, and unincorporated Riverside County along the remaining City borders, as shown in Figure 1. The Project is interspersed throughout the City, which has a land area of approximately 40 square miles, as shown in Figure 2. The Project would affect specific parcels within the City, by proposing to rezone parcels to accommodate high density residential uses or an Affordable Housing Overlay (AHO) zone in order to plan for additional affordable housing units, as shown in Figure 3.



Source: City of Corona General Plan Update EIR, 2019

Miles
0 0.5 1 1.5 2 2.5 3

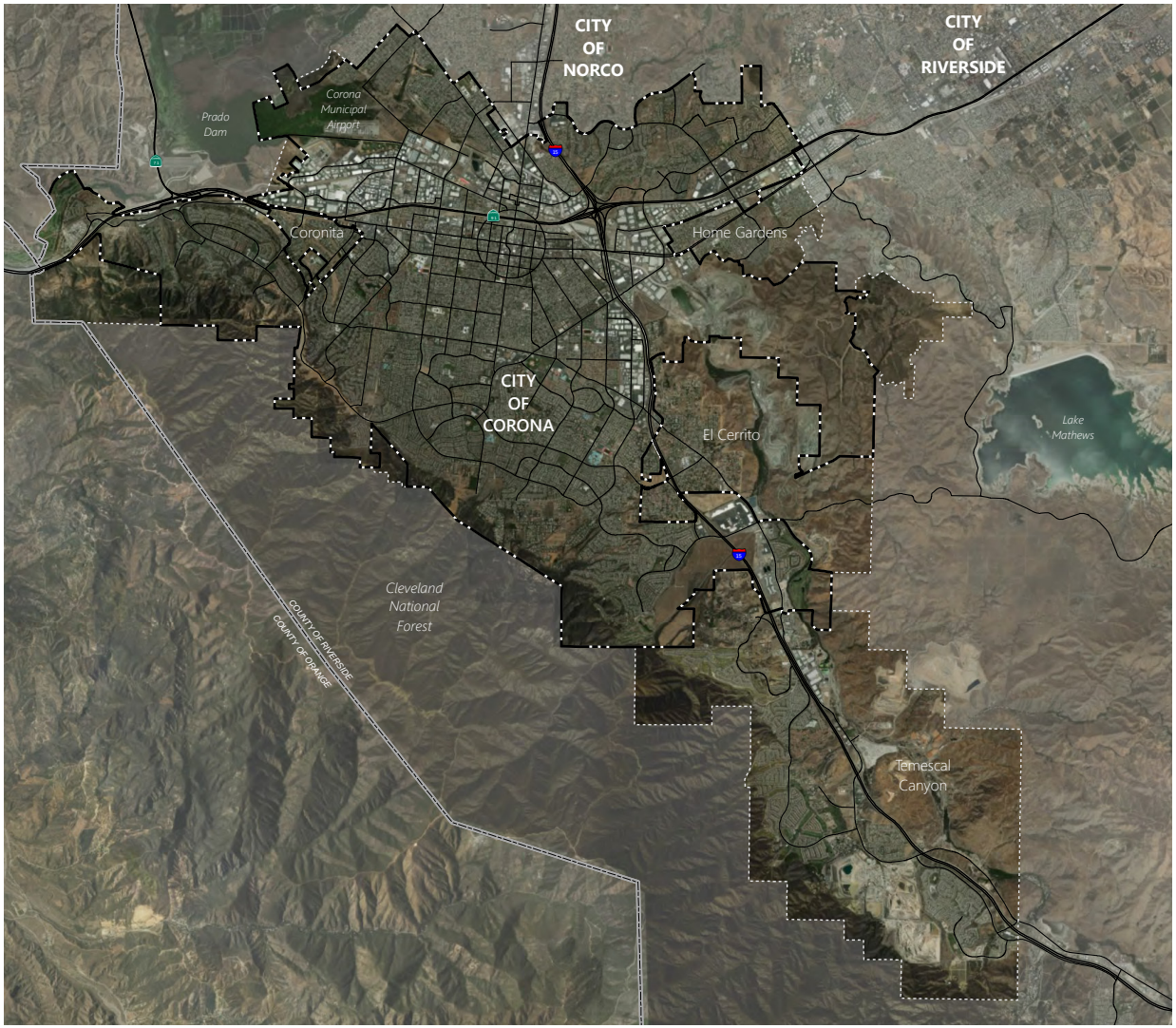
Stantec

Project Location
Corona, California

Client/Project
City of Corona
City of Corona General Plan Housing Element Rezoning Program Update Project
Initial Study

Figure No.
1

Title
Regional Location Map



Source: City of Corona General Plan Update EIR, 2019

Miles
0 0.5 1 1.5 2 2.5 3

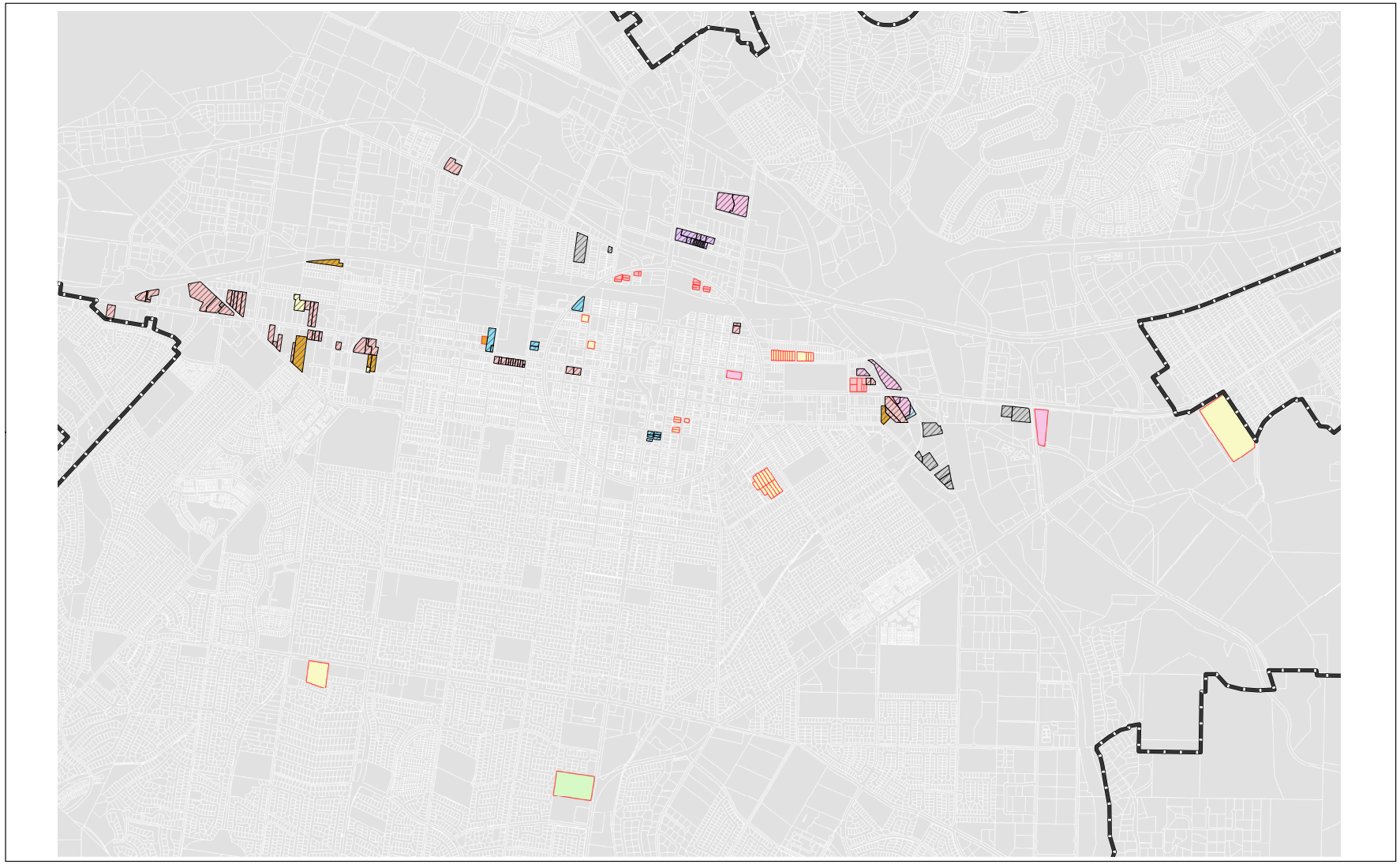
Stantec

Project Location
Corona, California

Client/Project
City of Corona
City of Corona General Plan Housing Element Rezoning Program Update Project
Initial Study

Figure No.
2

Title
City of Corona Map



Source: City of Corona, June 2022

City of Corona AHO Sites and Rezone Parcels

N 1 : 1,250

0 1,250 2,500 ft

City Limits
Affordable Housing Overlay Sites
Rezone Parcels

Existing Zoning

Commercial
Commercial/Office
Flood Control
High Density Residential
Low Density Residential
Light Industrial
Mixed Use
Quasi Public
Agriculture

Stantec

Project Location
Corona, California

Client/Project
City of Corona
City of Corona General Plan Housing Element Rezoning Program Update Project Initial Study

Figure No.
3

Title
City AHO Sites and Rezone Parcels

1.6 PROJECT PURPOSE

In accordance with California Government Code Section 65584, projected housing needs for each city and county in the Southern California region are prepared by Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). The RHNA allocates regional housing needs by income level among member jurisdictions. California law established the planning period for the current RHNA from June 30, 2021, to October 15, 2029.

Implementation of the Project is intended to accommodate the planning of low- and moderate-income households in the City, in accordance with the City's recently adopted 2021-2029 Housing Element Update. In addition to including goals, policies, and implementation programs regarding housing issues, housing elements must include an inventory or list of housing sites at sufficient densities to accommodate a specific number of units at various levels of affordability assigned to the City by SCAG. The Housing Element Update includes an inventory of properties that are intended to be rezoned to high density residential or an AHO zone in order to plan for low- and moderate-income units. The AHO zone is a new zoning designation that the City proposes to establish in order to create by-right development standards for affordable housing projects. The City also proposes to create development standards and architectural design guidelines for the AHO zone, which would cover existing properties that are developed with non-residential uses. The AHO zone would allow these properties to be redeveloped with residential land uses should a percentage of the housing units include low- and moderate-income housing.

1.6.1 Intended Uses of the Initial Study

This Initial Study (IS) is an informational document intended to inform the lead agency, other responsible or interested agencies, and the general public of potential environmental effects of the proposed Project. The environmental review process has been established to enable public agencies to evaluate potential environmental consequences and to examine and implement methods of eliminating or reducing any potentially significant adverse impacts. This document is intended to aid the City in determining the appropriate California Environmental Quality Act (CEQA) document needed to support agency discretionary approvals, permits, and consultations.



2.0 PROJECT DESCRIPTION

2.1 PROPOSED AHO AND REZONING PROGRAM

The City's General Plan was recently updated in 2020 and included adoption of the City of Corona General Plan Update Environmental Impact Report (General Plan Update EIR), a Programmatic EIR certified on June 30, 2020. As part of the General Plan Update effort, the City's 2021-2029 Draft Housing Element Update was adopted by the City Council on November 3, 2021 and has been reviewed by the California Department of Housing and Community Development (HCD). The City is continuing to work with HCD on obtaining Housing Element compliance.

The General Plan Update EIR anticipated an additional 5,494 residential units; however, the RHNA allocation for the Housing Element Update now exceeds the City's housing unit projection for Year 2040 in the General Plan Update. The City's total RHNA allocation is 6,088 units with 3,888 allocated to low- and moderate-income housing units, consisting of 2,792 units and 1,096 units, respectively. Currently, the City's RHNA allocation of 6,088 exceeds its projected housing growth by 594 units, in addition to accommodating an additional buffer.

As such, the City is now proposing a rezoning program to accommodate the planning of low- and moderate-income households as required by the state's RHNA allocation for the City. These additional 594 housing units from the RHNA were not known at the time the General Plan Update EIR was prepared, potentially resulting in additional impacts that were not evaluated in the General Plan Update EIR. Therefore, supplemental environmental evaluation pursuant to CEQA is required to address the potential impacts from growth that could occur as a result of Project implementation.

The proposed Project is ultimately implementing the General Plan. As such, the General Plan Update EIR is incorporated by reference herein, as the evaluations of potential environmental impacts associated with adoption of the General Plan include mitigation measures and consistency evaluations which are directly applicable to the proposed Project.

The City's Housing Element Update includes an inventory of properties that are intended to be rezoned to high density residential or an AHO zone in order to plan for potential sites to accommodate the RHNA allocation of units that would also be suitable for low- and moderate-income units. The AHO zone is a new zone being proposed by the City to establish by-right development standards for affordable housing projects. The AHO zone will cover existing properties that are currently developed with non-residential land uses. General Plan designations and zoning would remain, with overlays added, which would allow property owners to have the option to develop under either set of standards (the underlying General Plan and zoning or the AHO). The City is proposing to create development standards (i.e., criteria for building setbacks, parking, building height, landscaping, open space amenities, lot coverage, etc.) and architectural design guidelines for the AHO zone.

In addition to the RHNA allocation, a buffer is necessary to ensure that if one or more of the identified candidate sites are developed at lower densities or with non-housing uses, there would be remaining



capacity to ensure an ongoing supply of sites for housing during the eight-year-cycle of the Housing Element. If there were no buffer provided, then the City could be obliged to identify new sites and amend the Housing Element if an identified site were developed with a non-housing project or developed at a density less than that anticipated in the Housing Element. The need for a substantial buffer is even more important during this cycle because of new rules in the Housing Accountability Act's "no net loss" provisions. Senate Bill (SB) 166 (2017) requires that the land inventory and site identification programs in the Housing Element always include sufficient sites to accommodate the unmet RHNA. This means that if a site identified in the Housing Element as having the potential to accommodate the lower-income housing portion of the RHNA is actually developed for a higher income level, the locality must either: 1) identify and rezone, if necessary, an adequate substitute site; or 2) demonstrate that the land inventory already contains an adequate substitute site. Providing an adequate buffer is necessary to ensuring that the City remains compliant with the provisions of SB 166.

2.2 PROJECT LOCATION AND SITE DESCRIPTION

2.2.1 Current Site Conditions

The Project site expands across various urban and suburban areas of the City, as shown in Figure 3. The City has identified a number of potential sites for the proposed AHO zone and for rezoning. Current General Plan land use designations and proposed zoning are defined in Table 1 below.

Table 1: General Plan and Zoning Code Definitions

General Plan Land Use Designation or Zoning	Abbreviation
General Plan Land Use Designation	
Business Park	BP
General Commercial	GC
High Density Residential	HDR
Medium Density Residential	MDR
Mixed Use 1 – Commercial/Residential	MU1
Mixed Use 2 – Commercial/Industrial	MU2
Low Density Residential	LDR
Light Industrial	LI
Office Park	OP
Zoning	
Agriculture	A
Affordable Housing Overlay	AHO
Business Park	BP
Restricted Commercial	C2
General Commercial	C3
Community Services	CS

General Plan Land Use Designation or Zoning	Abbreviation
Gateway Business	GB
General Commercial	GC
Light Manufacturing	M1
Multi Family	MF
Multi Family Residential 1	MF1
Multi Family Residential	MFR
Mobile Home Park	MP
Mixed Use	MU
Single-Family Residential (7,200 square-foot lot minimum)	R1-7.2
Single-Family Residential (9,600 square-foot lot minimum)	R1-9.6
Low Density Multiple Family Residential	R2
Multiple Family Residential	R3
Multiple Family Residential	MF
Residential Office	RO
Single Family	SF
Transitional Commercial District	TC
Source: City of Corona General Plan	

2.2.2 Candidate Sites

An important component of the City's Housing Element Update is the identification of sites for future housing development, and an evaluation of the adequacy of those sites in fulfilling the City's share of regional housing needs. To accomplish this, all City parcels were surveyed to determine their development capacity. Due to the lack of vacant and underutilized sites in the City, candidate sites were selected for rezoning. Each site was analyzed in light of the development standards for its proposed zoning designation. All parcels in the City were evaluated through a process of elimination based on required criteria set by HCD

Candidate sites that are proposed for the AHO zone include a variety of uses on 100 parcels, including commercial, retail, industrial, surface parking, storage and vacant parcels, as described in Table 2 below. In the proposed AHO zone, residential uses will be allowed on sites currently designated as MU2 on the General Plan. Sites in the MU1 zones are permitted to be entirely for residential use zone, if located in the proposed AHO zone. There are 57 parcels considered as potential sites for proposed rezoning, and these are primarily parcels that are currently used for residential uses, in addition to parking lots, mobile home parks and some commercial, institutional and vacant parcels, as described in Table 3 below. Current and proposed zoning are shown in Tables 2 and 3.

Table 2: Proposed AHO Zone Sites

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
1	211 S Joy Street	117122002	Vacant	0.20	MU1	--	TC	TC (AHO)
2	904 S Ramona Avenue	117238005	Vacant	0.17	MU1	--	CS	CS (AHO)
3	912 S Ramona Avenue	117238012	Vacant	0.20	OP	MU1	CS	CS (AHO)
4	901 S Ramona Avenue	117238006	Vacant	0.21	OP	MU1	CS	CS (AHO)
5	615 S Sherman Avenue	110040023	Commercial Use: Car wash, small lot in use, existing utilities available	0.39	OP	MU1	C3	C3 (AHO)
6	510 W 6th Street	117172002	Commercial: Retail Existing utilities available	0.53	MU1	--	TC	TC (AHO)
7	1065 Railroad Street	118210041	Commercial: Unoccupied building, existing utilities available	1.86	GC	MU1	C3	C3 (AHO)
8	514 W 6th Street	117172001	Vacant	0.54	MU1	--	TC	TC (AHO)
9	904 S Ramona Avenue	117238004	Vacant	0.17	OP	MU1	CS	CS (AHO)
10	S Main Street	117238007	Vacant	0.20	OP	MU1	CS	CS (AHO)
11	915 S Main Street	117238016	Vacant	0.16	OP	MU1	CS	CS (AHO)
12	Railroad Street	117042010	Vacant	0.35	LI	MU2	M1	M1 (AHO)



ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
13	6th Street	110020018	Vacant	0.22	GC	MU1	C3	C3 (AHO)
14	905 W 6th Street	118283011	Parking lot	1.50	MU1	--	CS	CS (AHO)
15	901 W 6th Street	118283026	Commercial: Retail (Crown Vacuum and Sewing), existing utilities available	0.16	MU1	--	CS	CS (AHO)
16	507 S Vicentia Avenue	117340022	Commercial: Settlement House, existing utilities available	0.40	MU1	--	CS	CS (AHO)
17	511 S Vicentia Avenue	117340023	Commercial: Residential	0.32	MU1	--	CS	CS (AHO)
18	852 W 6th Street	110101012	Commercial: Retail (Enterprise Auto Rental), existing utilities available	0.35	MU1	--	GC	GC (AHO)
19	844 W 6th Street	110101011	Commercial: Retail (Flower Shop with small parking lot), existing utilities available	0.20	MU1	--	GC	GC (AHO)
20	836 W 6th Street	110101010	Commercial: Retail (Tire shop and parking lot), existing utilities available	0.38	MU1	--	GC	GC (AHO)
21	832 W 6th Street	110101009	Commercial: Dentist Offices, two separate structures and a parking lot, existing utilities available	0.15	MU1	--	GC	GC (AHO)
22	828 W 6th Street	110101027	Commercial: Retail (Cosmetic Implants and Dentist office, separate structures and a parking lot), existing utilities available	0.18	MU1	--	GC	GC (AHO)
23	826 W 6th Street	110101007	Commercial: Barber Shop, existing utilities available	0.11	MU1	--	GC	GC (AHO)
24	820 W 6th Street	110101006	Commercial: Residential home adjacent to empty plot, existing utilities available	0.21	MU1	--	GC	GC (AHO)



ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
25	816 W 6th Street	110101005	Commercial: Retail (Mower shop building and small parking lot), existing utilities available	0.18	MU1	--	GC	GC (AHO)
26	812 W 6th Street	110101004	Vacant	0.18	MU1	--	GC	GC (AHO)
27	808 W 6th Street	110101003	Commercial: Building and parking spot, existing utilities available	0.15	MU1	--	GC	GC (AHO)
28	802 W 6th Street	110101001	Commercial: Retail (Insurance agencies, one building, small parking lot), existing utilities available	0.10	MU1	--	GC	GC (AHO)
29	612 S Vicentia Avenue	110101002	Commercial: Residential home, existing utilities available	0.10	MU1	--	GC	GC (AHO)
30	229 Grand Boulevard	117091022	Commercial: Residential, existing utilities available	1.10	GC	MU1	CS	CS (AHO)
31	1341 W 6th Street	118130013	Vacant	0.92	GC	MU1	C3	C3 (AHO)
32	1335 W 6th Street	118130014	Vacant	1.02	GC	MU1	C3	C3 (AHO)
33	1338 W 6th Street	110030004	Commercial: Retail (Firearm shop, two structures and small parking lot), existing utilities available	0.24	GC	MU1	C3	C3 (AHO)
34	1334 W 6th Street	110030003	Commercial: Large parking lot, existing utilities available	0.48	GC	MU1	C3	C3 (AHO)
35	1330 W 6th Street	110030008	Commercial: Retail (Bar, small building), existing utilities available	0.28	GC	MU1	C3	C3 (AHO)
36	1865 W 6th Street	102270015	Commercial: Retail (Restaurant, large, underutilized parking lot), existing utilities available	0.77	GC	MU1	C3	C3 (AHO)
37	1180 W 6th Street	110040039	Commercial: Strip mall, partially unoccupied with large parking lot,	0.69	GC	MU1	C	C (AHO)

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
			slight disrepair, existing utilities available					
38	1210 W 6th Street	110040042	Commercial: Retail (Strip mall and parking lot), existing utilities available	1.46	GC	MU1	C	C (AHO)
39	1201 E 6th Street	115690013	Commercial: Retail, existing utilities available	2.96	MU2	--	BP	BP (AHO)
40	Circle City Drive	111290040	Industrial: No built structures, industrial storage (i.e., trucks)	0.44	MU2	--	M1	M1 (AHO)
41	Circle City Drive	111290039	Industrial: No built structures, industrial storage (i.e., trucks)	1.71	MU2	--	M1	M1 (AHO)
42	Circle City Drive	111290021	Vacant	1.08	MU2	--	M1	M1 (AHO)
43	Circle City Drive	111290022	Vacant	0.77	MU2	--	M1	M1 (AHO)
44	Circle City Drive	111290023	Vacant	0.47	MU2	--	M1	M1 (AHO)
45	E 6th Street	115090024	Industrial: No built structures, industrial storage (i.e., trucks)	2.66	MU2	--	M1	M1 (AHO)
46	E 6th Street	115090021	Industrial: No built structures, industrial storage (i.e., trucks)	1.17	MU2	--	M1	M1 (AHO)
47	E 5th Street	117331006	Industrial: one structure and large parking spaces	0.74	MU2	--	BP	BP (AHO)
48	Pleasant View Avenue	118130031	Vacant	0.49	GC	MU1	C3	C3 (AHO)
49	W 6th Street	110030030	Vacant	0.43	GC	MU1	C3	C3 (AHO)
50	Yorba Street	102290010	Industrial: Parking lot space adjacent to used car dealership	0.17	GC	MU1	C3	C3 (AHO)
51	W 6th Street	110040041	Commercial: Retail (parking lot adjacent to strip mall)	1.16	GC	MU1	C	C (AHO)



ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
52	6th Street	110020008	Vacant	0.61	GC	MU1	C3	C3 (AHO)
53	E 6th Street	117332015	Vacant	0.27	MU2	--	GC	GC (AHO)
54	E 6th Street	117332016	Vacant	0.33	MU2	--	GC	GC (AHO)
55	E Blaine Street	119311019	Vacant	0.27	MU1	--	MU	MU (AHO)
56	E Blaine Street	119311018	Vacant	0.17	MU1	--	MU	MU (AHO)
57	E Blaine Street	119311017	Vacant	0.07	MU1	--	MU	MU (AHO)
58	E Blaine Street	119311016	Vacant	0.07	MU1	--	MU	MU (AHO)
59	E Blaine Street	119311043	Vacant	0.10	MU1	--	MU	MU (AHO)
60	E Blaine Street	119311042	Vacant	0.10	MU1	--	MU	MU (AHO)
61	E Blaine Street	119311041	Vacant	0.10	MU1	--	MU	MU (AHO)
62	100 E Harrison Street	119311025	Commercial: Retail (Bar/Pub), existing utilities available	1.09	MU1	--	MU	MU (AHO)
63	E Blaine Street	119311015	Commercial: Industrial (Warehouse/Office), existing utilities available	0.07	MU1	--	MU	MU (AHO)
64	E Blaine Street	119311014	Commercial: Industrial (Warehouse/Office), existing utilities available	0.07	MU1	--	MU	MU (AHO)
65	E Blaine Street	119311013	Commercial: Industrial/Vacant, existing utilities available	0.04	MU1	--	MU	MU (AHO)



ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
66	320 E Harrison Street	119311005	Commercial: Retail (Auto Shop), existing utilities available	0.53	MU1	--	MU	MU (AHO)
67	280 E Harrison Street	119311004	Commercial: Industrial (Warehouse/Office)	0.35	MU1	--	MU	MU (AHO)
68	240 E Harrison Street	119311003	Commercial: Industrial (Warehouse/Office), existing utilities available	0.27	MU1	--	MU	MU (AHO)
69	122 E Harrison Street	119311002	Commercial: Industrial (Warehouse/Office), existing utilities available	0.97	MU1	--	MU	MU (AHO)
70	E Blaine Street	119311040	Commercial	0.20	MU1	--	MU	MU (AHO)
71	S Smith Avenue	110020012	RV Storage: parking spots adjacent to structure	0.50	HDR	UDR	R3	R3 (AHO)
72	1362 W 6th Street	110030015	RV Storage with large parking lot	3.60	HDR	UDR	R3	R3 (AHO)
73	1553 Yorba Street	118050020	Storage	0.64	GC	MU1	C3	C3 (AHO)
74	1549 Yorba Street	118050019	Commercial: Retail (Painting and Wall covering), large back lot, near residential uses, existing utilities available	0.43	GC	MU1	C3	C3 (AHO)
75	1545 Yorba Street	118050018	Commercial: Retail (Auto Repair Shop), existing utilities available	0.65	GC	MU1	C3	C3 (AHO)
76	1539 Yorba Street	118050017	Commercial: Retail (Used Auto Sale), existing utilities available	0.95	GC	MU1	C3	C3 (AHO)
77	1535 W 6th Street	118050016	Commercial: Retail (Alex Furniture, building with parking lot), existing utilities available	0.99	GC	MU1	C3	C3 (AHO)



ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
78	W 6th Street	102290020	Commercial: Retail (Truck and Van Repair, building with large parking lot), existing utilities available	4.56	GC	MU1	C3	C3 (AHO)
79	1625 W. 6th Street	102290017	Commercial: Retail (Used Car Dealership, large parking lot), existing utilities available	1.62	GC	MU1	C3	C3 (AHO)
80	1541 W 6th Street	103280001	Commercial: Retail (Auto Repair Shop building, large parking lot), existing utilities available	0.99	GC	MU1	C3	C3 (AHO)
81	1210 E 6th Street	115080002	Parking lot	0.38	MU2	--	BP	BP (AHO)
82	1210 E 6th Street	115080041	Parking lot	0.62	MU2	--	BP	BP (AHO)
83	1210 E 6th Street	115080012	Commercial: Retail (Auto Shop), existing utilities available	1.82	MU2	--	BP	BP (AHO)
84	W. 8th Street	110040054	Vacant	0.46	HDR	UDR	MP	R3 (AHO)
85	W 8th Street	110061005	Vacant	0.88	HDR	UDR	R3	R3 (AHO)
86	W 8th Street	110040010	Vacant	0.20	HDR	UDR	MP	R3 (AHO)
87	1203 Circle City Drive	111280005	Vacant	1.05	HDR	UDR	R3	R3 (AHO)
88	1154 E 6th Street	111280001	Vacant	2.13	MU2	--	GC	GC (AHO)
89	6th Street	111280004	Vacant	0.90	MU2	--	GC	GC (AHO)
90	n/a	111290036	Commercial: Industrial (large Warehouse/Office and parking lot), existing utilities available	2.31	MU2	--	M1	M1 (AHO)
91	S Sherman Avenue	118101014	Vacant	1.51	HDR	UDR	R3	R3 (AHO)

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
92	1910 Frontage Road	102250054	Three story hotel, surface parking	1.27	GC	MU1	C2	C2 (AHO)
93	E 3rd Street	117122003	Vacant, City water well	0.54	MU1	--	TC	TC (AHO)
94	1434 W 6th Street	110020005	Two commercial buildings	0.94	GC	MU1	C3	C3 (AHO)
95	Pleasant View Avenue	118130022	Vacant	1.42	LDR	MU1	R1-7.2	R3 (AHO)
96	400 E Rincon Street	119280070	Office building (potential residential development)	3.00	LI	MU1	BP	BP (AHO)
97	400 E Rincon Street	119280071	Vacant building pad and parking lots	3.00	LI	MU1	BP	BP (AHO)
98	1833 W 6th Street	102270014	Commercial building and parking lot	0.82	GC	MU1	C3	C3 (AHO)
99	1833 W 6th Street	102270013	Parking lot	0.22	GC	MU1	C3	C3 (AHO)
100	526 Railroad Street	117041001	Small buildings, mostly outside storage	2.45	LI	MU2	M1	M1 (AHO)
Source: City of Corona Planning Division (2022)								

Table 3: Proposed Rezone Sites

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
1	2550 S Main Street	113310005	Industrial: Church complex, very large parking lot, and industrial land	4.00	MDR	--	A	R2
2	777 S Temescal Street	107050034	Vacant	1.80	GC	HDR	C2	MP
3	820 S Victoria Avenue	117232002	Residential: Occupied, existing utilities available	0.17	LDR	MDR	SF	MFR
4	822 S Victoria Avenue	117232001	Residential: Home adjacent to large empty grass area, occupied, existing utilities available	0.18	LDR	MDR	SF	MFR
5	801 S Victoria Avenue	117233008	Residential: Occupied, existing utilities available	0.17	LDR	MDR	SF	MFR
6	724 Barth Street	111042031	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2
7	730 Barth Street	111042024	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2
8	802 Barth Street	111042025	Residential: Home, occupied, existing utilities available	0.51	LDR	MDR	R1-7.2	R2
9	808 Barth Street	111042026	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2
10	814 Barth Street	111042027	Residential: Home, occupied, existing utilities available	0.52	LDR	MDR	R1-7.2	R2
11	813 Ford Street	111042013	Residential: Home, occupied, existing utilities available	0.51	LDR	MDR	R1-7.2	R2
12	807 Ford Street	111042014	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2



ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
13	801 Ford Street	111042015	Residential: Home, occupied, back lot house with large yard, existing utilities available	0.51	LDR	MDR	R1-7.2	R2
14	779 Ford Street	111042016	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2
15	716 Barth Street	111042021	Residential: Home, occupied, existing utilities available	0.32	LDR	MDR	R1-7.2	R2
16	801 Quarry Street	117281007	Residential: Occupied, large front and back lot, existing utilities available	0.25	LDR	MDR	SF	R2
17	805 Quarry Street	117281008	Residential: Occupied, existing utilities available	0.24	LDR	MDR	SF	R2
18	901 Quarry Street	117281010	Residential: Home, occupied, existing utilities available	0.23	LDR	MDR	SF	R2
19	907 Quarry Street	117281012	Residential: Home, occupied, existing utilities available	0.21	LDR	MDR	SF	R2
20	911 Quarry Street	117281013	Residential: Home, occupied, existing utilities available	0.22	LDR	MDR	SF	R2
21	915 Quarry Street	117281014	Residential: Home, occupied, existing utilities available	0.23	LDR	MDR	SF	R2
22	919 Quarry Street	117281015	Residential: Home, occupied, existing utilities available	0.22	LDR	MDR	SF	R2
23	923 Quarry Street	117281016	Residential: Home, occupied, existing utilities available	0.22	LDR	MDR	SF	R2
24	1001 Quarry Street	117282005	Residential: Home, occupied, existing utilities available	0.84	LDR	MDR	SF	R2
25	1019 Quarry Street	117290019	Residential: Home, occupied, existing utilities available	0.20	LDR	MDR	SF	R2
26	1023 Quarry Street	117290020	Residential: Home, occupied, existing utilities available	0.20	LDR	MDR	SF	R2

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
27	1025 Quarry Street	117290021	Residential: Home, occupied, existing utilities available	0.20	LDR	MDR	SF	R2
28	S Merrill Street	117133004	Recreational	0.51	LDR	MDR	SF	MFR
29	Ford Street	111042019	Residential: Home, occupied, existing utilities available	0.29	LDR	MDR	R1-7.2	R2
30	Quarry Street	117281009	Vacant	0.24	LDR	MDR	SF	R2
31	Quarry Street	117281011	Vacant	0.23	LDR	MDR	SF	R2
32	6th Street	118283033	Parking lot	0.42	MDR	HDR	MF1	MF
33	6th Street	115080001	Vacant	0.27	MU 2	--	BP	BP(AHO)
34	44 E Grand Boulevard	117080003	Residential: Home, occupied, existing utilities available	0.18	GC	HDR	GB	MF
35	116 N Victoria Avenue	117080004	Residential: Home, occupied, existing utilities available	0.17	GC	HDR	GB	MF
36	110 N Victoria Avenue	117080005	Residential: Home, occupied, existing utilities available	0.18	GC	HDR	GB	MF
37	108 N Victoria Avenue	117080018	Residential: Home, occupied, existing utilities available	0.17	GC	HDR	GB	MF
38	115 N Victoria Avenue	117080009	Residential: Home, occupied, existing utilities available	0.21	GC	HDR	GB	MF
39	111 N Victoria Avenue	117080022	Residential: Home, occupied, existing utilities available	0.16	GC	HDR	GB	MF

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
40	101 S Sheridan Street	117070004	Residential: Home, occupied, existing utilities available	0.24	GC	HDR	GB	MF
41	103 N Sheridan Street	117070003	Vacant	0.17	GC	HDR	GB	MF
42	114 N Belle Avenue	117070006	Residential: Home, occupied, existing utilities available	0.17	GC	HDR	GB	MF
43	110 N Belle Avenue	117070007	Residential: Occupied home, potentially vacant plot separate from fenced-in backyard, existing utilities available	0.17	GC	HDR	GB	MF
44	49 W Grand Boulevard	117070013	Residential: Home, occupied, existing utilities available	0.21	GC	HDR	GB	MF
45	45 W Grand Boulevard	117070014	Residential: Home, occupied, existing utilities available	0.14	GC	HDR	GB	MF
46	E 8th Street	117232006	Vacant	0.16	LDR	HDR	SF	MF
47	E 8th Street	117232005	Vacant	0.18	LDR	HDR	SF	MF
48	312 S Merrill Street	117092007	Commercial: Youth Organization (YMCA Youth Center at Merrill, single building with outdoor recreation area)	0.52	LDR	HDR	SF	MF
49	1220 W Ontario Avenue	113020015	Institutional: Church building with large parking lot, adjacent to field	2.00	LDR	HDR	R1-9.6	R3
50	551 S Joy Street	117165020	Commercial bldg. with parking lot, existing utilities available	0.52	MU1	--	RO	MF
51	1410 E 6th Street	107020002	Mobile home park	3.82	MU2	HDR	BP	HDR
52	1108 E 5th Street	117332005	Mobile home park	0.5	MU2	MU1	GC	MF

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
53	6th Street	117332006	Mobile home park	0.5	MU2	MU1	GC	MF
54	1111 E 6th Street	117332004	Mobile home park	0.67	MU2	MU1	GC	MF
55	5th Street	117332003	Mobile home park	0.32	MU2	MU1	GC	MF
56	6th Street	117332007	Mobile home park	0.17	MU2	MU1	GC	MF
57	6th Street	117332008	Commercial: Unoccupied building, existing utilities available	0.17	MU2	MU1	GC	MF
Source: City of Corona Planning Division (2022)								

2.2.3 Surrounding Land Uses

As the existing land uses are comprised of a variety of land uses across the City, the surrounding land uses are similarly varied in character. They consist of residential development, vacant land, commercial and retail uses, parking lots, mobile home parks, institutional and industrial uses, as well as other urban and suburban land uses throughout the City.

2.3 PROJECT COMPONENTS

The City's RHNA allocation for the current cycle calls for accommodating 6,088 units at low-, moderate-, and above moderate-income levels. Of this total allocation, there are planned, recently approved, or Accessory Dwelling Units (ADUs) that are anticipated for development, which can be counted towards the City's overall unit requirement. To enable the production of units needed to meet the overall unit requirements, the proposed Project has identified vacant units located in existing buildings and is proposing to rezone or apply a new AHO to select properties.

As shown in Table 4 below, vacant parcels (750 units) and nonvacant parcels (452 units) can accommodate a total of approximately 1,202 new housing units, and potential rezone parcels (368 units) and AHO parcels (4,651 units) at a maximum density of 60 units per acre can accommodate a total of approximately 6,221 additional housing units. Based on this, by implementing the Project, the City would be able to accommodate the 2021-2029 RHNA and provide a RHNA-buffer of 39.5 percent for low-income households and 32 percent for moderate-income households.

Table 4: Adequacy of Residential Sites Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	**2,792**	**1,096**	**2,200**	**6,088**
Planned and Approved Units	0	92	2,110	2,202
ADUs Anticipated for Development	46	28	6	80
Remaining RHNA Units Required After Credits	**2,746**	**976**	**84**	**3,806**
Vacant Units	164	24	562	750
Nonvacant Units	82	115	255	452
Potential Rezone	149	219	0	368
Affordable Housing Overlay (60 du/ac maximum)	3,442	930	279	4,651
Total Units	**3,837**	**1,288**	**1,096**	**6,221**
Percent Buffer of Remaining Needs after Credits	**39.5%**	**32%**		
Total Unit Surplus	***1,091***	***312***	***1,012***	**2,415**
Source: City of Corona Planning Division (2022)				

2.4 SCHEDULE

Future residential development resulting from Project implementation would generally occur during the same time frame of the Housing Element, which is from 2021 through 2029.

2.5 DISCRETIONARY ACTIONS

2.5.1 General Plan Amendment and Zone Change

Anticipated permits, approvals, and consultations include, but are not limited to, the actions described in Table 5 below.

Table 5: Agency Permits and Environmental Review Requirements

Agency	Permits and Other Approvals
City of Corona	• Certification of CEQA document • Adoption of Mitigation Monitoring and Reporting Program • Adoption of the Findings of Fact and Statement of Overriding Considerations (if applicable) • General Plan Amendment • Change of Zone / Specific Plan Amendment • Adoption of Design Guidelines and Development Standards • Corona Municipal Code, Title 17 Zoning Code Amendment

3.0 ENVIRONMENTAL SETTING, ANALYSIS, AND MITIGATION MEASURES

INTRODUCTION TO ENVIRONMENTAL ANALYSIS

As defined by Section 15063 of the State CEQA Guidelines, an Initial Study is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

☒ According to Section 15065, an EIR is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

☐ According to Section 15070(a), a Negative Declaration is deemed appropriate if the proposal would not result in any significant effect on the environment.

☐ According to Section 15070(b), a Mitigated Negative Declaration is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will result in potentially significant environmental impacts and therefore, an Environmental Impact Report is deemed as the appropriate document to provide necessary environmental evaluations and clearance for the proposed Project.

This Initial Study and Notice of Preparation (NOP) are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code [PRC], Section 21000 et. seq.); Section 15070 of the State Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations [CCR], Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the City; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

The City is the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.



Intended Uses of Initial Study and Notice of Preparation

This IS and Notice of Preparation (NOP) are informational documents which are intended to inform decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals. The IS and NOP prepared for the Project will be circulated for a period of 30 days for public and agency review and comments.

Environmental Assessment Methodology

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that requires mitigation to reduce the impact from "Potentially Significant" to "Less than Significant" as indicated by the checklist on the following pages.

☐ Aesthetics	☒ Greenhouse Gases	☒ Public Services
☐ Agricultural and Forestry Resources	☐ Hazards and Hazardous Materials	☒ Recreation
☒ Air Quality	☐ Hydrology and Water Quality	☒ Transportation
☒ Biological Resources	☒ Land Use and Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☒ Mineral Resources	☐ Utilities and Service Systems
☒ Energy Resources	☒ Noise	☐ Wildfires
☒ Geology and Soils	☐ Population and Housing	☒ Mandatory Findings of Significance

Evaluation of Environmental Impacts

Section 3.0, Environmental Checklist and Environmental Evaluation presents the environmental checklist form found in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the Project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures, if needed.

For the checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant and for which mitigation has not been identified. If any potentially significant impacts are identified, an EIR must be prepared. An Initial Study Mitigated Negative Declaration (ISMND) cannot be used if there are potentially significant impacts that cannot be mitigated.

Less Than Significant with Mitigation Incorporated: This designation applies when applicable and feasible mitigation measures previously identified in prior applicable EIRs or in the General Plan Update Environmental Impact Report (General Plan Update EIR) have reduced an effect from "Potentially



Significant Impact" to a "Less Than Significant Impact" and, pursuant to Section 21155.2 of the PRC, those measures are incorporated into the ISMND.

This designation also applies when the incorporation of new project-specific mitigation measures not previously identified in prior applicable EIRs or in the General Plan Update EIR have reduced an effect from a "Potentially Significant Impact" to a "Less Than Significant Impact".

Less Than Significant Impact: Any impact that would not be considered significant under CEQA, relative to existing standards.

No Impact: The proposed Project would not have any impact.

Important Note to the Reader

The California Supreme Court in a December 2015 opinion [California Building Industry Association v. Bay Area Air Quality Management District, 62 Cal. 4th 369 (No. S 213478)] confirmed that CEQA, with several specific exceptions, is concerned with the impacts of a project on the environment, not the effects the existing environment may have on a project. Therefore, the evaluation of the significance of project impacts under CEQA in the following sections focuses on impacts of the Project on the environment, including whether a Project may exacerbate existing environmental hazards.

This is consistent with one of the primary objectives of CEQA and this document, which is to provide objective information to decision-makers and the public regarding the proposed Project as a whole. The CEQA Guidelines and the courts are clear that a CEQA document (e.g., EIR or IS) can include information of interest even if such information is not an "environmental impact" as defined by CEQA.



3.1 AESTHETICS

AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 20199:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☒	☐
c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public Views are those that are experienced from a publicly accessible vantage point). If the Project is in an urbanized area, the potential of the project to conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

3.1.1 Environmental Setting

As described in the General Plan Update EIR, visual resources in the City include scenic mountain views, scenic city views, prominent scenic vistas and scenic corridors. As the Project implementation would result in future development and more dense residential uses, potential impacts to aesthetics are evaluated below.

3.1.2 Environmental Impact Analysis

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

Finding: Less than Significant Impact

Scenic vistas generally include extensive panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene or feature of interest. According to the City's General Plan Update EIR, scenic vistas include Chino Hills State Park and Prado Basin to the northwest, San Bernardino Mountains to the North, Cleveland National Forest to the West, Santa Ana Mountains to the south, and the Gavilan Hills to the east. Mountain vistas and views of the Prado Basin are available from all parts of the City and are prominent from within most viewsheds. More rural, open space areas in the far southern and eastern parts of the City provide views of other scenic and natural resources. City views are also available the many ridges and peaks surrounding the City (City of Corona 2019).

Implementation of the overall development proposed in the General Plan Update EIR and the related Housing Element Update would allow for currently undeveloped parcels to be developed, as well as permitting the intensification of existing land uses throughout the City, including along publicly available areas which currently provide scenic vistas. The proposed Project is a rezoning program to accommodate the planning of low- and moderate-income households, including an AHO zone and an increase of approximately 2,415 dwelling units, which includes the city's minimum RHNA allocation for low and moderate-income units and a buffer using a maximum density of 60 du/ac in the AHO zone. As with General Plan implementation, Project implementation, including the increased residential density, would not have a substantial adverse effect on scenic vistas, as the Project would continue to preserve open space areas, parks, and agricultural lands that provide views of scenic vistas and resources.

Furthermore, the General Plan includes goals and policies related to the preservation of scenic vistas in the City. General Plan Goal CD-6 includes the development of land use controls that preserve significant visual resources from potential loss or disruption. As Project implementation would be consistent with the City's General Plan, future development within the City would be required to adhere to the City's General Plan, including applicable design standards and municipal goal requirements. Therefore, future residential development resulting from Project implementation would not adversely impact vistas and scenic resources in and around the City, and impacts would be less than significant. This topic does not require further evaluation in an EIR.

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

Finding: Less than Significant Impact

The State Scenic Highway Program, which is administered by the California Department of Transportation (Caltrans), identifies designated scenic highways across the state. As identified in the General Plan Update EIR, there are no officially designated state scenic highways in the City; however, portions of some highways are considered eligible for designation as a state scenic highway, including portions of State Route (SR) 72, Interstate 15, and SR 91, west of the Interstate 15 interchange (City of Corona 2019). The closest officially designated state scenic highway is SR 91 in Orange County, west of its intersection with SR 55.

The City's General Plan update identified the three state-eligible scenic highways and six additional locally designated highways as City scenic corridors. According to the General Plan Update EIR, the mix of land uses near these identified roadways is varied and includes residential, commercial, office, industrial and other urban/suburban uses. The Project's proposed rezoning program would result in increased density and intensity of uses in many areas of the City; however, adherence to the General Plan, including Goal CD-7 to maintain, establish, develop and protect the City's highways and corridors for scenic purposes, would continue to preserve corridors that currently provide views of scenic vistas. As such, future residential development resulting from Project implementation would not substantially damage scenic resources from within a state scenic highway, either designated or eligible, and impacts would be less than significant. This topic does not require further evaluation in an EIR.



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

Finding: Less than Significant Impact

Future residential development associated with Project implementation would be located in an urbanized area; however, portions of these future Project could affect areas along the City's wildland-urban interface. As required by the General Plan, the Community Design Element includes goals and policies that are implemented through more detailed residential and non-residential design guidelines and specifications. Therefore, all development in the City, including that which would occur as a result of Project implementation, would be required to comply with existing regulations relating to the maintenance of the City's character, including development design guidelines which encourage the City's goals and objectives to provide for well-designed and attractive development intended to promote a sense of community. Provisions of the City's Zoning Ordinance (City Municipal Code Title 17) are applicable to the development and use of property through the implementation of development standards intended to preserve visual resources and maintain the aesthetic appearance of residential neighborhoods and non-residential properties and corridors (City of Corona 2019). As the proposed Project would be implemented in accordance with the City's General Plan, Zoning Ordinance and all applicable regulations, the increased residential density associated with Project implementation would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, impacts would be less than significant, and this topic does not require further evaluation in an EIR.

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

Finding: Less than Significant Impact

Typical current sources of light and glare throughout the City include interior and exterior building lighting, illuminated signage, ballfield lighting, lighting from vehicles along existing roadways, and other ambient lighting present in urbanized settings. Sources of glare include glass or metallic surfaces or finishes, on structures and even off of vehicle windshields, that could cause glare effects. Some of the more suburban, lower density, open space or rural residential areas of the City have less sources of illumination, lighting and glare, particularly those areas adjacent to the Cleveland National Forest (City of Corona 2019). As with the General Plan, implementation of the proposed Project would occur in areas designated for development and would allow for development of currently underutilized and undeveloped parcels in the City. While the increased residential density associated with Project implementation would likely introduce new sources of light and glare the their immediate surroundings, all new development would be required to comply City guidelines and Municipal Code requirements, including Chapter 17.76 (directing lighting in parking areas designed to minimize the effects of spillover lighting) and Chapter 17.86 (requiring exterior lighting to be

directed downward to minimize spillover lighting on adjacent properties, sensitive uses and open space areas).

In addition, the General Plan includes specific policies to minimize the impacts of light and glare, including Policy LU 11.12 (design of commercial projects abutting residential uses), Policy HC-2.4 (ensuring that the potential for lighting and glare impacts are understood when development is proposed), and Policy HC-2.6 (enforcement of performance standards with respect to glare). As future residential development resulting from Project implementation would adhere to the provisions of the General Plan, Municipal Code, and all other applicable regulations related to light and glare, the increased residential density proposed by the Project would not create substantial new sources of light or glare which would adversely affect views in the area. Therefore, this impact would be less than significant, and this topic does not require further evaluation in an EIR.



3.2 AGRICULTURAL AND FORESTRY RESOURCES

AGRICULTURAL AND FORESTRY RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

3.2.1 Environmental Setting

The City's history and development is closely linked to agriculture although agricultural resources in the City have largely been replaced by residential subdivisions. Much of present-day Corona was used by the citrus industry, but over the past 50 years, the land required for agricultural production has gradually transitioned to master-planned developments. According to the City's General Plan, there are no longer agricultural preserves under a Williamson Act contract within the City, and only smaller niche agricultural land uses remain (City of Corona 2020). The vast majority of productive farmland is located in southwest Corona, and the majority of grazing land is located east of the Interstate 15 in the City's sphere of influence (SOI) (City of Corona 2019).

The City's western border is shared by the Cleveland National Forest. The City's hillside and canyons contain a mix of riparian forest, southern sycamore alter riparian woodland, and southern coast live oak riparian forest. Montane coniferous forest resources are also located in several locations in the City, including the westernmost SOI and Sierra del Oro area, Eagle Valley, the western interface with the Cleveland National Forest, and portions of El Cerrito. The Prado Basin also contains areas with forestland, riparian scrub, and woodland forest. Isolated woodlands that could fall under the definition of forest land per PRC Section 12220(g) are located in Temescal Canyon, the western boundary of the City, and west of



Coronita. Additionally, riparian scrub, woodland, and forest lands are predominately found in El Cerrito, Temescal Canyon, and the northern portion of the City, east of the Prado Basin (City of Corona 2019).

3.2.2 Environmental Impact Analysis

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

Finding: No Impact

The Project is proposing a rezoning program to accommodate the planning of low- and moderate-income housing required under the Housing Element Update pursuant to the state's RHNA allocation and incorporation of 594 additional housing units that were not analyzed in the Housing Element Update. The Project is proposing to rezone parcels within the City identified in the Housing Element Update to high-density residential or an AHO zone in order to plan for sites suitable for low- and moderate-income units.

According to the California Department of Conservation (DOC)'s Farmland Mapping and Monitoring Program (FMMP), a majority of the City is designated as Urban and Built-Up Land. Parcels identified for rezoning or the AHO zone in the Housing Element Update are identified as Urban and Built-Up Land by the DOC and are not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2016). Therefore, development of the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses, and there would be no impact. As such, this topic does not require further evaluation in an EIR.

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

Finding: No Impact

According to the City's General Plan Update EIR, there are no parcels of land within the City that are currently under a Williamson Act contract (City of Corona 2019). Therefore, the Project would not conflict with a Williamson Act contract, and there would be no impact.

Of the parcels of land identified in the Housing Element Update for rezoning or the AHO zone, one parcel is currently zoned for agricultural uses. A parcel located at 2550 S Main Street with APN 113-310-005 is zoned Agriculture (A) by the City's zoning code. Though the site is zoned Agriculture, the site is designated as Medium Density Residential by the General Plan and is currently developed with a church complex, parking lot, and industrial land. The site does not include any current agricultural uses, and the surrounding lands are developed with residential and urban uses. The Project proposes to rezone the site to Low Density Multiple Family Residential (R2). With the rezone, the Project would not conflict with existing zoning for agricultural use. No other parcels of land identified for rezoning as part of Project implementation are zoned for agricultural purposes; therefore, the Project would not conflict with existing zoning for agricultural use, and there would be no impact. As such, this topic does not require further evaluation in an EIR.



c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Finding: No Impact

According to the City's General Plan Update EIR and California Department of Forestry and Fire Protection (CAL FIRE), there are no current or planned commercial timber operations subject to a Timber Harvesting Plan in southwest Riverside County, and there are no timber production zones in the City or its SOI (City of Corona 2019). There are no lands within the City that are zoned as forest land, timberland, or zoned for timberland production. Therefore, the Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, and there would be no impact. As such, this topic does not require further evaluation in an EIR.

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

Finding: No Impact

As discussed above, portions of the City and SOI contain woodland and forest vegetation, predominately along the eastern and western borders of the City. The parcels proposed for rezoning or the AHO zone are located near the central portion of the City, and there are no forest lands located near the parcels proposed for rezoning. The parcels are located within an urban area, and there are no existing forestlands on these parcels. Therefore, development of the Project would not result in the loss of forest land or conversion of forest land to non-forest uses, and there would be no impact. As such, this topic does not require further evaluation in an EIR.

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

Finding: No Impact

The parcels of land proposed for rezoning is located in an urbanized area surrounded by residential and commercial developments. The parcels are not currently used for agricultural or forest land uses. Due to the location of these parcels within the City, and being located in an existing urbanized area, the Project would not involve changes in the existing environment that could result in the conversion of farmland to non-agricultural uses or conversion of forest-land to non-forest uses. Therefore, there would be no impact. As such, this topic does not require further evaluation in an EIR.

3.3 AIR QUALITY

AIR QUALITY Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐

3.3.1 Environmental Setting

The City is within the South Coast Air Basin (SoCAB), which includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernadino Counties. SoCAB is designated nonattainment for ozone (O_3) and fine inhalable particulate matter ($PM_{2.5}$) under the California and National Ambient Air Quality Standards (AAQS), nonattainment for lead (Los Angeles County only) under the National AAQS, and nonattainment for coarse inhalable particulate matter (PM_{10}) under the California AAQS (City of Corona 2019).

The South Coast Air Quality Management District (SCAQMD) is responsible for preparing the air quality management plan (AQMP) for the SoCAB in coordination with SCAG to attain the National AAQS. In March 2017, SCAQMD adopted the 2016 AQMP which is composed of stationary and mobile-source emission reductions from regulatory control measures, incentive-based programs, co-benefits from climate programs, mobile-source strategies, and reductions from federal sources such as aircrafts, locomotives, and ocean-going vessels. Strategies outlined in the 2016 AQMP would be implemented in collaboration between California Air Resources Board (CARB) and the Environmental Protection Agency (EPA). SCAQMD's 2016 AQMP forecasts that the SoCAB will need to increase oxides of nitrogen (NOx) reductions by 45 percent additional reductions above existing regulations for the 2023 ozone standard and 55 percent additional reductions above existing regulations to meet the 2031 ozone standard.

3.3.2 Environmental Impact Analysis

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

Finding: Potentially Significant Impact

As result of increased development and densification associated with Project implementation, emissions would be generated during both construction and operation of individual developments. Project

implementation has the potential to cause significant environmental effects through conflict or obstruction of the applicable air quality plans. Therefore, these impacts will be analyzed further in the EIR.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable Federal or State ambient air quality standard?

Finding: Potentially Significant Impact

The proposed Project site is located in a non-attainment area for National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). As such, Project implementation has the potential to cause significant environmental effects through a potential cumulatively considerable net increase of particulate matter during construction. Therefore, this potentially significant impact will be further analyzed in the EIR.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Finding: Potentially Significant Impact

While it is unlikely that sensitive receptors could be exposed to substantial pollutant concentrations, due to construction or operation of the proposed Project, there is the potential to cause significant environmental effects if such exposure were to occur. Implementation of the proposed Project would include the development and operation of new and more intense land uses that could generate new sources of toxic air contaminants (TACs) in the City, from both stationary and mobile sources. As such, this potentially significant impact will be further analyzed in the EIR.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Finding: Potentially Significant Impact

Project implementation could cause the generation of new sources of odors or other emissions. Generally, residential land uses do not generate odors that could affect a substantial number of people, because they are not considered a typical odor-producing source, such as a waste treatment facility or an industrial operation. While it is unlikely that substantial numbers of people could be adversely affected by odors due to construction or operation of the proposed Project, there is the potential for the Project to result in other emissions. Therefore, these potentially significant impacts will be further analyzed in the EIR.



3.4 BIOLOGICAL RESOURCES

BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or regulated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

3.4.1 Environmental Setting

While highly urbanized, the City contains significant expanses of vegetation along its periphery and within its SOI areas. Open space areas surrounding the City supports a variety of plants and animals native to California and the combination of terrain, drainages and creeks, and other natural features provide opportunities for habitat and wildlife species.

The City is surrounded by expansive natural areas, such as the Cleveland National Forest, Chino Hills State Park, Prado Basin, Lake Matthews-Gavilan Plateau, and other areas, which may be crossed by a wide variety of wildlife species. These species move between patches of suitable habitat in undisturbed landscapes and environments fragmented by development. In the City, the few areas with natural characteristics that could be used by wildlife as movement or migratory corridors occur in orchards and along drainages. The most prominent features that may provide valuable habitat linkage are the Bedford



Canyon Wash and Temescal Canyon Wash, which connect the Cleveland National Forest and the Lake Mathews Estelle Mountain Reserve. There are no other notable wildlife movement and migratory corridors in the City (City of Corona 2020).

The City and its SOI have many biological resources, although most have been found or could be present in undeveloped areas of the SOI and not necessarily within the City itself. These resources include: 12 sensitive natural communities, 5 designated critical habitats for threatened or endangered species, 64 special status plant species, 59 special status wildlife species, and several wildlife movement corridors.

In the City and its SOI, several animals and plants have been designated federal endangered, federal threatened, and/or state endangered species. These species also have designated critical habitat areas in the vicinity of the City and its SOI. These areas include the Prado Dam, the Santa Ana River emanating from the dam, and the southwest portion of the SOI abutting the Cleveland National Forest. According to the California Natural Diversity Database and the California Native Plant Society Rare Plant Inventory, 64 special status plant species may be present in the City or SOI. Of those species, 11 have been sighted in the City or its SOI (City of Corona 2020).

3.4.2 Environmental Impact Analysis

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

Finding: Less than Significant with Mitigation Incorporation

This Project sets the framework for future growth and development in the City by providing additional opportunities for development of low- and moderate-income housing, and therefore, it does not directly result in development. Certification of the Project itself would not lead to alteration or modification biological resources or habitats, and before any development or redevelopment activities could occur on identified parcels, they would be required to be analyzed for conformance with the requirements of CEQA. The Project's identified parcels are located within a highly urbanized area and are not located in areas identified as designated critical habitat for wildlife species in the City. Biological resources in the City exist within several large areas of open space surrounding the City and the SOI and are not located directly within the City. According to the General Plan Update EIR, sensitive natural communities recorded within the City and SOI are located along the edges of the City and SOI (City of Corona 2019). Future residential development resulting from Project implementation is unlikely to result in adverse effects to special status species, as the identified parcels are either currently developed with existing uses or located in areas surrounded by development. Therefore, it is unlikely that these parcels would provide suitable habitats for wildlife species. However, vacant parcels could contain wildlife species and habitats, and Project implementation could have an adverse effect on special status species.

Future residential development resulting from Project implementation would also be required to implement General Plan policies identified to reduce impacts to the City's biological resources. In addition to General



Plan policies, future residential development resulting from Project implementation would be required to comply with the Western Riverside Multi-Species Habitat Conservation Plan (MSHCP). Adherence to General Plan policies and the MSHCP would assist in reducing impacts to special status species. Additionally, future residential development resulting from Project implementation would be required to implement General Plan Update EIR Mitigation Measures BIO-1 through BIO-4 which require future development projects to include a biological resources survey in compliance with the California Endangered Species Act (CESA) and Federal Endangered Species Act (FESA) and outline procedures for when sensitive biological resources are identified within or adjacent to the proposed development project area.

Future residential development resulting from Project implementation would also be required to implement General Plan Update EIR Mitigation Measure BIO-7, which requires pre-construction nesting bird surveys for new developments. The Migratory Bird Treaty Act is administered by the United States Fish and Wildlife Service and protects migratory birds, their eggs, parts and nests. Implementation of Mitigation Measure BIO-7 would minimize impacts to migratory birds that are protected under the Migratory Bird Treaty Act. Implementation of Mitigation Measures BIO-1 through BIO-4 and BIO-7 would ensure that impacts to special status and protected species are avoided or minimized, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

Mitigation Measure BIO-1: Applicants for future development projects shall include a biological resources survey. The biological resources survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to:

- An analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity.
- A review of current land use and land ownership within the proposed development project vicinity.
- An assessment and mapping of vegetation communities present within the proposed development project vicinity.
- An evaluation of potential local and regional wildlife movement corridors.
- A general assessment of potential jurisdictional areas, including wetlands and riparian habitats.

Habitat Assessment. If the proposed development project site supports vegetation communities that may provide habitat for plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area. Adjoining properties should also be surveyed where direct or indirect project effects, such as those from fuel modification or herbicide application, could potentially extend off-site. If feasible, the habitat assessment should be conducted during non-drought years. Vegetation communities should be classified and mapped to the alliance or association level using classification methods and membership rules according to A Manual of California Vegetation, 2nd edition (2009).



Focused Surveys. If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species. The focused survey shall record the location and boundary of special status species by use of global positioning system (GPS). The number of individuals in each special status plant population shall be provided as counted (if population is small) or estimated (if population is large). If applicable, information about the percentage of individuals in each life stage, such as seedlings vs. reproductive individuals, should be provided. If feasible, images of the target species and representative habitats should be included to support information and descriptions.

Preconstruction Surveys. If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required to ensure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist would perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area.

Biological Resources Report. The results of the biological survey for proposed development projects with no significant impacts may be presented in a biological survey letter report. For proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance, the results of the biological survey shall be presented in a biological technical report.

Mitigation Measure BIO-2: If sensitive biological resources are identified within or adjacent to the proposed development project area, the construction limits shall be clearly flagged to ensure impacts to sensitive biological resources are avoided or minimized to the extent feasible. Prior to implementing construction activities, a qualified biologist shall verify that the flagging clearly delineates the construction limits and sensitive resources to be avoided.

Mitigation Measure BIO-3: If sensitive biological resources are known to occur within or adjacent to the proposed development project area, a project-specific contractor training program shall be developed and implemented to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and measures being implemented to avoid and/or minimize impacts to these species. A qualified biologist shall develop and implement the contractor training program.

Mitigation Measure BIO-4: If sensitive biological resources are present within or adjacent to the proposed development project area and impacts may occur from implementation of construction activities, a qualified biological monitor may be required during a portion or all of the construction activities to ensure impacts to the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be evaluated on a project-by-project basis. The qualified biological monitor shall be approved by the City on a project-by-project basis based on applicable experience with the sensitive biological resources that may be impacted.

Mitigation Measure BIO-7: The City of Corona shall require applicants for future development projects to contract with a qualified biologist to conduct a preconstruction general nesting bird survey within all suitable nesting habitats that may be impacted by active construction during general avian breeding season



(February 1 through August 31). The preconstruction surveys shall be conducted no more than 7 days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of avian species covered by the Fish and Game Code are detected within the proposed development project area or within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies. Based on the discretion of the qualified biologist, the 300-foot buffer may be expanded as appropriate to the species.

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

Finding: Less than Significant with Mitigation Incorporation

Figure 5.4-5 of the General Plan Update EIR identifies areas within the City with riparian vegetation communities, including wetlands, rivers, streams, and other riverine habitats. These water resources may support biological resources, including riparian vegetation and associated wildlife species. As described above, implementation of General Plan policies would help protect and manage the City's biological resources. According to Figure 5.4-5 of the General Plan Update EIR, future residential development resulting from Project implementation are not located in areas identified as being within riparian vegetation communities. However, the Project implementation could impact riparian habitats or other sensitive natural communities if it is located in the vicinity of these communities or if the identified parcels themselves include unidentified riparian habitat or sensitive natural community. Therefore, the Project would be required to implement General Plan Update EIR Mitigation Measures BIO-1 through BIO-4, identified above. Implementation of Mitigation Measures BIO-1 through BIO-4 would ensure that the identified parcels go through a biological resources survey prior to development to assess the parcels for potential riparian habitat or other sensitive natural communities and would mitigate any potential impacts if sensitive biological resources are discovered. Therefore, with implementation of General Plan policies and Mitigation Measures BIO-1 through BIO-4 identified in the General Plan Update EIR, future residential development resulting from Project implementation would not have substantial adverse effects on riparian habitats or other sensitive natural communities, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Finding: Less than Significant with Mitigation Incorporation

According to the General Plan Update EIR, the City has a number of potential wetlands that may be regulated by the United States Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and/or Santa Ana Regional Water Quality Control Board (RWQCB) pursuant to several



federal and state regulations, which include freshwater lakes/ponds, creeks, washed, aquifers, and other blue line streams. Figure 5.4-5 in the General Plan Update EIR identified areas of known wetlands within the City. The parcels proposed for rezoning under the Project are not located in areas identified as having wetlands; however, there is still a potential for wetlands to occur onsite or for the Project to be located within the vicinity of wetlands. Therefore, the Project may result in impacts to state or federally protected wetlands. Future residential development resulting from Project implementation would be required to implement General Plan policies to minimize potential impacts to wetlands. Additionally, future residential development resulting from Project implementation would be required to implement General Plan Update EIR Mitigation Measure BIO-5 which would require preparation of jurisdictional delineations mapping waters, wetlands, and riparian habitats jurisdictional to the USACE, CDFW, and RWQCB and specifying impacts to such resources. Mitigation Measure BIO-5 would also require project applicants to obtain permits and authorizations from the USACE, CDFW, and RWQCB specifying measures to avoid, minimize, and mitigate impacts. With implementation of General Plan policies and Mitigation Measure BIO-5 identified in the General Plan Update EIR, future residential development resulting from Project implementation would not have substantial adverse effects on state or federally protected wetlands, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

Mitigation Measure BIO-5: The City of Corona shall require applicants of development project that have the potential to affect jurisdictional resources to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the 1987 USACE *Wetland Delineation Manual and the Regional Supplement to the USACE Wetland Delineation Manual: Arid West Region* (USACE 2008) to map the extent of wetlands and non-wetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project.

Applicants of development projects that have the potential to impact jurisdictional features, as identified in the wetland delineation letter report, shall obtain permits and authorizations from the Army Corps of Engineers, California Department of Fish and Wildlife, and/or Santa Ana Regional Water Quality Control Board. The regulatory agency authorization(s) would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.

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

<u>Finding</u>: Less than Significant Impact

Parcels identified for rezoning as part of the Project are located within the central portion of the City and are located within a highly urbanized area. Figure 5.4-7 in the City's General Plan Update EIR identified areas of potential wildlife movement corridors. Areas where the identified parcels for the Project are located are not located within areas identified as potential wildlife movement corridors. Parcels identified for future

residential development resulting from Project implementation are either currently developed with existing uses or are located within highly urbanized areas with existing development surrounding the sites. Therefore, the potential for identified parcels to be used by wildlife species as movement corridors or nursery sites are highly unlikely. Additionally, future residential development resulting from Project implementation would be required to implement General Plan policies identified to reduce impacts to wildlife movement. Therefore, future residential development resulting from Project implementation would not interfere substantially with the movement of wildlife species or impede the use of native wildlife nursery sites, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

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

Finding: No Impact

Chapter 12.22. Community Forestry Program, of the City's Municipal Code recognizes, designates, and protects landmark trees. Pursuant to the municipal code, the City Council can designate a tree as a "landmark tree" on City property if it meets certain criteria adopted by resolution of the council. The Municipal Code restricts permanent removal of landmark trees except in emergency situations. Future residential development resulting from Project implementation would be required to abide by this regulation and ensure the Project does not lead to removal of designated landmark trees. Therefore, future residential development resulting from Project implementation would not conflict with local policies and ordinances protecting biological resources, and there would be no impact. As such, this topic does not require further evaluation in an EIR.

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

Finding: No Impact

The City is a participant in the Western Riverside County MSHCP which is a comprehensive, multi-jurisdictional plan that addresses biological and ecological diversity by conserving species and associated habitats while allowing approval of development in western Riverside County (City of Corona 2019). If one of the Project's identified parcels is located in "criteria area" of the MSHCP, the Project would be required to obtain approval from the Regional Conservation Authority and a permit from the local responsible agency and, if approved, would be required to pay fees for review and construction in accordance with Municipal Code Chapter 16.33, Multiple Species Habitat Conservation Plan Mitigation Fee (City of Corona 2019). The Project's identified parcels are not located within the MSHCP's "criteria area," and therefore, the Project would not conflict with the MSHCP.

The City has prepared a long-term habitat conservation plan (HCP) for Stephen's kangaroo rat that is administered by the Riverside County Habitat Conservation Agency. Projects located in the eastern and southern portions of the City and its SOI would be required to comply with the HCP for the Stephen's



kangaroo rat. The Project is not located in areas designated as a Stephen's Kangaroo Rat Fee Area, as demonstrated by Figure 5.4-1 in the General Plan Update EIR. Therefore, the Project would not conflict with the Stephen's Kangaroo Rat HCP.

Although the City is under the jurisdiction of the Western Riverside County MSHCP and the Stephen's Kangaroo Rat HCP, the identified Project parcels are not located within areas identified as "criteria area" by the MSHCP or Stephen's Kangaroo Rat boundaries in the HCP. Therefore, future residential development resulting from Project implementation would not conflict with provisions of an adopted HCP, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and there would be no impact. As such, this topic does not require further evaluation in an EIR.



3.5 CULTURAL RESOURCES

CULTURAL and TRIBAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

3.5.1 Environmental Setting

The City is located within an ethnographic transition zone between three Native American groups: the Juaneño, the Gabrielino, and the Cahuilla. It is said that these Native American groups occupied the Corona area in the early 1700s, prior to the arrival of the Spanish. During the early 1800s, lands within the City were part of several Mexican land grants, and with the Treaty of Guadalupe Hidalgo, in 1848, Mexico ceded the area to the United States with the rest of California (City of Corona 2020).

Archaeological resources refer to any material remains of human life or activities that are at least 50 years of age and that can provide scientific or humanistic understanding of past human behavior, cultural adaptation, and related topics. The City and its SOI are sensitive for existing archaeological resources, and cultural records search show 70 recorded resources within the City, of which 30 are prehistoric archaeological sites, 38 are historic archaeological sites, and two are multicomponent resources (City of Corona 2020).

Architectural and historic resources typically refer to resources that date back a century or more. The City has a documented variety of historic resources. The Corona Register of Historic Resources and the Corona Heritage Inventory comprise 482 buildings, structures, and sites of local significance, civic identity, and character. Additionally, there are several sites within the City that are listed or are eligible for listing for the California Register of Historic Resources (CRHR) or National Register of Historic Places (NRHP) (City of Corona 2020). The City has established ten historic districts within the City.

3.5.2 Environmental Impact Analysis

a) Would the project cause a substantial adverse change in the significance of a historical resource as identified in Section 15064.5?

Finding: Less than Significant with Mitigation Incorporation

According to the General Plan Update EIR, there are 31 previously recorded built environment resources identified within the City, as well as seven historic properties defined as listed or eligible for listing on the NRHP. Within the City, there are no State Historic Landmarks, but there are two State Historical Points of

Interest. The five properties listed on the NRHP are automatically eligible for listing to the CRHR; additionally, there are eight other properties that are eligible for CRHR. The Corona Register of Historic Resources contains 367 individual built-environment resources. Additionally, there are 57 identified properties that are listed on the Corona Historic Landmarks, and 10 identified Historic Markers (City of Corona 2019).

Development of the Project could adversely impact some of these historic resources if they are located on or near an identified resource. Known or future historic sites or resources listed in the national, California, or local registers maintained by the City would be protected through local ordinances, General Plan policies, and state and federal regulations restricting alteration, relocation, and demolition of historical resources. Compliance with the proposed General Plan policies and state and federal regulations would ensure that development would not result in adverse impacts to identified historic resources (City of Corona 2019).

This Project sets the framework for future growth and development in the City by providing additional opportunities for development of low- and moderate-income housing, and therefore, it does not directly result in development. Certification of the Project itself would not lead to demolition or alteration of any historic resources. Furthermore, the Project would be required to implement Mitigation Measures CUL-1 through CUL-4 identified in the City's General Plan Update EIR. Mitigation Measures CUL-1 through CUL-4 would reduce potential impacts to historic and cultural resources and include requirements for historic resources assessments to be conducted on an individual project level, setting standards and regulations for future developments that may impact historical and cultural resources. Therefore, compliance with existing laws and regulations and implementation of General Plan policies and mitigation measures identified in the General Plan Update EIR, future residential development resulting from Project implementation would not result in a substantial adverse change in the significance of a historical resource, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

Mitigation Measure CUL-1: Prior to any construction activities that may affect historical resources (i.e., structures 45 years or older), a historical resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in architectural history or history. This shall include a records search to determine if any resources that may be potentially affected by the project have been previously recorded, evaluated, and/or designated in the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), or Corona Register of Historic Resources. Following the records search, the qualified architectural historian or historian shall conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation (OHP) guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project. Pursuant to the definition of a historical resource under CEQA, potential historical resources shall be evaluated under a developed historic context.

Mitigation Measure CUL-2: To ensure that projects requiring the relocation, rehabilitation, or alteration of a historical resource not impair its significance, the Secretary of the Interior's Standards for the Treatments of Historic Properties shall be used to the maximum extent possible. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. Prior to any



construction activities that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Corona.

Mitigation Measure CUL-3: If a proposed project would result in the demolition or significant alteration of a historical resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible. Recordation shall take the form of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation, and shall be performed by an architectural historian or historian who meets the PQS. Documentation shall include an architectural and historical narrative; medium- or large-format black and white photographs, negatives, and prints; and supplementary information such as building plans and elevations, and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation would be developed at the project level.

Mitigation Measure CUL-4: If cultural resources that are eligible for listing to the NRHP, CRHR, or Corona Register of Historic Resources are identified within or adjacent to the proposed development, the construction limits shall be clearly flagged to assure impacts to eligible cultural resources are avoided or minimized to the extent feasible. Prior to implementing construction activities, a qualified archaeologist shall verify that the flagging clearly delineates the construction limits and eligible resources to be avoided. Since the location of some eligible cultural resources is confidential, these resources will be flagged as environmentally sensitive areas.

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

Finding: Less than Significant with Mitigation Incorporation

As discussed above, approval of the proposed Project by itself would not directly affect archaeological resources as the Project sets the framework for future growth and development in the City by providing additional opportunities for development of low- and moderate-income housing and, therefore, does not directly result in development. However, Project implementation could indirectly affect archaeological resources, as it would allow for future development of the sites. Grading and construction activities of parcels identified for the Project could require earth moving activities that could potentially unearth previously unrecorded resources.

According to the General Plan Update EIR, there are 70 cultural resources within the City, which include 30 prehistoric archaeological sites, 38 historic archaeological sites, 2 multicomponent resources, and 6 resources located on the border between the City and its SOI. There are multiple known fossil localities within the City, as well as within the vicinity (City of Corona 2019).

Archaeological sites are protected by a wide variety of state policies and regulations under the California Public Resources Code, and cultural resources receive protection under both the California Public Resources Code and CEQA. Long term implementation of the Project could allow development including



construction activities and grading in areas with undiscovered archaeological resources. Therefore, the Project could result in potential unearthing of previously unknown and unrecorded archaeological resources and result in significant impacts. The Project would be required to implement General Plan policies related to reducing impacts of potential development on cultural resources and would be required to comply with existing laws and regulations pertaining to archaeological and cultural resources. Additionally, the Project would implement Mitigation Measure CUL-5, identified in the General Plan Update EIR. Mitigation Measure CUL-5 requires that an archaeological resources assessment be conducted for future development projects and outlines procedures to be followed depending on the results of the archaeological resources assessment. With the implementation of Mitigation Measure CUL-5 and relevant General Plan policies and compliance with existing laws and regulations, impacts to archaeological resources would be less than significant. As such, this topic does not require further evaluation in an EIR.

Mitigation Measure CUL-5: To determine the archaeological sensitivity for discretionary projects within the City, an archaeological resources assessment shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in either prehistoric or historic archaeology. The assessments shall include a California Historical Resources Information System (CHRIS) records search and a search of the Sacred Lands File (SLF) maintained by the Native American Heritage Commission (NAHC). The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are undeveloped to locate any surface cultural materials.

a. If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified archaeologist and shall be performed in accordance with the Office of Historic Preservation's *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (1990) and Guidelines for Archaeological Research Designs (1991).*

b. If the archaeological assessment did not identify potentially significant archaeological resources within the proposed General Plan area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall monitor all ground disturbing construction and pre-construction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate



vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.

c. If the archaeological assessment did not identify potentially significant archaeological resources, but indicates the area to be of medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.

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

Finding: Less than Significant Impact

Project construction activities could result in unknown human remains being unearthed during earth moving activities. The General Plan Update EIR identified that General Plan policy HR-3.8 would minimize potential impacts. General Plan policy HR-3.8 identifies the required procedures in the event of the discovery or a burial, human bone, or suspected human bones during construction activities. California Health and Safety Code, Section 7050.5; CEQA Section 15064.5; and PRC Section 5097.98, mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. California Health and Safety Code, Section 7050.5, requires that if human remains are discovered on a project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the PRC. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (City of Corona 2019). Although construction activities associated with development of the Project could result in the discovery of human remains, compliance with existing law would ensure that significant impacts to human remains would not occur. Therefore, implementation of relevant General Plan policy and compliance with existing laws and regulations would ensure that future residential development resulting from Project implementation does not disturb any human remains, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.



3.6 ENERGY RESOURCES

ENERGY RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

3.6.1 Environmental Setting

Southern California Edison (SCE) is the provider of electrical services to most of the City and its SOI. Total electricity consumption in SCE's service area, which spans much of southern California from Orange and Riverside Counties on the south to Santa Barbara County on the west to Mono County to the north, in gigawatt-hours (GWh) was 102,521 GWh in 2018 (City of Corona 2019). Sources of electricity sold by Southern California Edison (SCE) in 2017 were:

- 32 percent renewable, consisting mostly of solar and wind
- 8 percent large hydroelectric
- 20 percent natural gas
- 6 percent nuclear
- 34 percent unspecified sources

On April 4, 2001, the City Council passed Resolution No. 2001-25, which established a municipally owned electric utility. In August 2001, this electric utility, which is part of the Corona Department of Water and Power (DWP) [Corona DWP has since been renamed Corona Utilities Department], entered into an agreement with SCE to provide retail services as an electric services provider. Corona Utilities buys and sells power on behalf of the City's municipal electric accounts and properties within specific service areas. In 2018, the estimated existing electricity demand for residential developments in the City was 371,670,609 kWh (kilowatt-hours) per year, with the City and SOI having a total demand of 1,412,642,823 kWh per year (City of Corona 2019).

Southern California Gas Company (SoCalGas) provides natural gas services to the City and maintains transmission and distribution lines through the City and SOI. The service area of SoCalGas spans much of the southern half of California, from Imperial County in the southeast, to San Luis Obispo County in the northwest, to part of Fresno County in the north, and to Riverside County and most of San Bernardino County in the east. According to the General Plan Update EIR, existing natural gas demands in the City for residential developments is 19.4 million therms per year, and total natural gas demand for the City and its SOI was estimated at 43.9 million therms per year (City of Corona 2019).



3.6.2 Environmental Impact Analysis

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

Finding: Potentially Significant Impact

Construction and operation of the proposed Project would result in an increased intensity of uses and more residential units than were originally envisioned under the General Plan and Housing Element. These additional uses would consume more energy which could result in a potentially significant environmental impact. Therefore, this potentially significant impact will be further analyzed in the EIR.

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

Finding: Less than Significant Impact

According to the General Plan Update EIR, the state's electricity grid is transitioning to renewable energy under the California Renewables Portfolio Standards (RPS) Program. In general, the state has RPDS requirements of 33 percent renewable energy by 2020, 40 percent by 2024, 50 percent by 2026, 60 percent by 2030, and 100 percent by 2045 (City of Corona 2019). The statewide RPS requirements do not directly apply to individual development projects, but to utilities and energy providers such as SCE and Corona Utilities. The Project is intended to be consistent with the implementing General Plan, and individual development projects constructed as a result of Project implementation would be required to comply with the current and future iterations the Building Energy Efficiency Standards and the California Green Building Standards Code (CALGreen). Additionally, future residential development resulting from Project implementation would be required to implement General Plan policies which support the statewide goal of transitioning the electricity grid to renewable sources. Therefore, with the implementation of General Plan policies and compliance with existing standards and regulations related to renewable energy, future residential development resulting from Project implementation would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.



3.7 GEOLOGY AND SOILS

GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐

3.7.1 Environmental Setting

The City is situated in the Peninsular Ranges Geomorphic Province which encompasses an area that extends approximately 900 miles from the Transverse Ranges and the Los Angeles Basin, south to the southern tip of Baja California (City of Corona 2019). The province consists of a northwest-southeast oriented complex of blocks separated by similarly trending faults. Project parcels are located in areas with a basement bedrock complex consisting of Holocene to Late Pleistocene age younger sediments and Pleistocene older sediments, as identified in Figure 5.7-1 of the General Plan Update EIR.

Major active faults zones are located within the City and its surrounding areas. Mapped Alquist-Priolo Fault Zones within the City are associated with the Chino Fault and Glen Ivy segment of the Elsinore Fault and

active and potentially active faults are located close to the City. The Peninsular Ranges Province is traversed by a group of subparallel fault zones trending northwest. Major fault systems include the active San Andreas, San Jacinto, Whittier-Elsinore, and Newport-Inglewood Fault Zones which form a regional tectonic framework consisting of primarily of right-lateral, strike-slip movement. The City is located between two major, active fault zones; the Whittier-Elsinore Fault Zone located to the southwest and the San Jacinto Fault located to the northeast.

3.7.2 Environmental Impact Analysis

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

Finding: Less than Significant Impact

Fault Rupture

According to the California Geologic Survey (CGS) California Earthquake Hazards Zone Map, much of the western portion of the City extending southeast through the Project area and the General Plan SOI is located within a fault zone (CGS 2021). Though none of the parcels identified for rezoning and AHO zoning are located within an identified fault zone, due to the proximity to the fault zone, there are significant risks for the Project to be impacted by rupture of a known earthquake fault. The General Plan Update EIR identified that mandatory compliance with existing regulations, including preparation and submittal of seismicity reports prior to approval of grading plans, would ensure that surface fault rupture impacts to any new development within the City would be reduced to a less than significant level (City of Corona 2019). Therefore, with compliance with existing regulations and preparation of seismicity reports, Project implementation would have a less than significant impact related to rupture of a known earthquake fault.

Seismic Ground Shaking

Due to the City's proximity to several major faults, there is a significant potential for seismic ground shaking to occur. The General Plan Update EIR identified that although there is no way to avoid ground shaking and earthquake hazards, compliance with the California Building Code (CBC), including specific provisions for seismic design would mitigate and minimize the effects of earthquakes. The CBC is accepted as the basic design standard for the City and Riverside County (City of Corona 2019). The Project would be



required to design structures in accordance with the CBC requirements to minimize the effects of ground shaking to the greatest degree feasible, and therefore, Project implementation would have a less than significant impact related to seismic ground shaking.

Seismic related ground failure (liquefaction)

According to the General Plan Update EIR, Figure 5.7-5 Liquefaction Hazards, areas within the City with high to very high liquefaction susceptibility are located within the northern portion of the City (City of Corona 2019). The majority of the Project site is located in areas with very low to low susceptibility to liquefaction, with a small portion being located in areas with moderate susceptibility. The General Plan Update EIR identifies that although liquefaction is expected within the City, mandatory compliance with existing regulations, including the preparation and submittal of soil engineering reports, reduces liquefaction impacts to new developments within the area to a less than significant level. Therefore, with compliance with existing regulations and preparation of soil engineering reports, Project implementation would have a less than significant impact related to seismic related ground failure.

Landslides

According to Figure 5.7-3 of the General Plan Update EIR, the Project is not located within areas with high landslide hazard potential (City of Corona 2019). The General Plan Update EIR identified that any grading permit for a hillside development must have an engineering geology report prepared and submitted to the City. Compliance with this requirement would reduce impacts and landslide impacts are not expected for any new developments in the City. Therefore, Project implementation would have a less than significant impact related to landslides.

City Municipal Code Chapter 15.36, Grading Regulations, requires submittal of grading plans and a geotechnical evaluation to minimize differential settlement and the slipping or sliding of earth, minimizing impacts from unstable geologic or soil conditions. The City also requires a soils engineering report that includes an evaluation to determine the presence of expansive or corrosive soil conditions. The recommendations in the geotechnical reports (soils engineering, engineering geology, and seismicity reports) are required to be incorporated into the grading plans and implemented during construction of projects. Mandatory compliance with existing regulations, including the preparation and submission of soil engineering studies, geotechnical evaluations, and seismicity reports for new developments would reduce potential impacts to a less than signification level. Additionally, the Project would be required to comply with General Plan policies related to seismic and geologic hazards. Therefore, by complying with applicable regulations, preparation of required reports and studies, and compliance with relevant General Plan policies, future residential development resulting from Project implementation would not cause substantial adverse effects involving rupture of a fault, seismic ground shaking, ground failure, or landslides, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.



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

Finding: Less than Significant Impact

The General Plan Update EIR identified that soils in the City are prone to erosion during the grading phase of development projects. To reduce the potential for erosion during construction activities, a Storm Water Pollution Prevention Plan (SWPPP), which specifies best management practices (BMPs) for temporary erosion control measures, is required. Standard erosion control measures would be implemented as part of the SWPPP to minimize the risk of erosion or sedimentation during construction. Additionally, the SWPPP is required to include an erosion control plan that describes measures such as phased grading, limiting areas of disturbance, and diverting runoff from disturbed areas. The erosion control plan, which is required under Section 15.36.060 of the City's Municipal Code, would also be required to include treatment measures to trap sediment. The Project would be required to prepare and implement a SWPPP and erosion control plan to minimize soil erosion impacts that could result from Project implementation. Therefore, future residential development resulting from Project implementation would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

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

Finding: Less than Significant Impact

The General Plan Update EIR identified that the City's Municipal Code Chapter 15.36 requires development projects to submit grading plans and a geotechnical evaluation to minimize differential settlement and the slipping or sliding of earth. Compliance with this requirement would minimize impacts resulting from unstable geologic or soil conditions. Additionally, the City requires a soils engineering report that describes and evaluates the nature, distribution, and physical and chemical properties of existing soils to identify the presence of expansive or corrosive soil conditions. As described above, the recommendations included in the geotechnical reports are required to be included in the grading plans and implemented during project development. Furthermore, the General Plan Update EIR describes that site specific mass grading and compaction that would occur as part of future development in the City would mitigate any potential impacts from seismically induced lateral spreading, settlement, and collapse. Compliance with existing regulations, including the preparation and implementation of soil engineering and geotechnical evaluations for new developments, would reduce impacts to a less than significant level. Therefore, future residential development resulting from Project implementation would not be located on a geologic unit or soil that is unstable or that would become unstable as a result of Project implementation, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Finding: Less than Significant Impact

The General Plan Update EIR identified that the City and SOI are known to have a low to moderate potential for expansive soils, and the presence of expansive soils in areas proposed for construction would be considered a potentially significant impact. However, the General Plan Update EIR identifies that implementation of existing codes, regulations and policies that serve to mitigate impacts of development within areas containing expansive soils would reduce impacts to a less than significant level. The Project would be required to prepare and submit a soil engineering report, and geotechnical evaluations as required under Chapter 15.36 of the Municipal Code. Recommendations in the geotechnical reports are required to be implemented into grading plans and during construction activities related to future residential development resulting from Project implementations. Additionally, the Project would be required to comply with CBC and grading regulations that would minimize the risks associated with development proposed in areas containing expansive soils. With implementation of recommendations included in geotechnical reports and adherence to existing regulations related to development in areas with expansive soils, impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

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

Finding: No Impact

General Plan policy IU-3.8 requires that new developments be connected to the City's sewer system. Therefore, future residential development resulting from Project implementation would not require the use of septic tanks or alternative waste disposal systems, and there would be no impact. As such, this topic does not require further evaluation in an EIR.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

Finding: Less than Significant with Mitigation Incorporation

There are multiple known fossil localities within the City and its vicinity. As shown in General Plan Update EIR Figure 5.7-6, areas of the City that include potential Project rezoning parcels are identified as high sensitivity to paleontological resources and low-to-high sensitivity that increases with depth. The Project is proposing rezoning and AHO zones for parcels within the City, in order to provide for more areas where higher-density residential development could be constructed. This would result in an increased intensity of construction activities, including grading that could occur on land within the City with sensitivity to paleontological resources, and unknown paleontological resources could be unearthed. Implementation of the proposed Project would require compliance with policies included in the General Plan pertaining to paleontological resources. However, the General Plan Update EIR identifies that although compliance with



General Plan policies would minimize impacts to paleontological resources from new development and redevelopment, soil excavations would continue to have the potential for significant impacts on paleontological resources. Therefore, the General Plan Update EIR identified Mitigation Measures GEO-1 through GEO-6 to mitigate impacts to a less than significant level.

Mitigation Measure GEO-1 through GEO-6 prescribe requirements for monitoring based on the sensitivity of sites in the City for paleontological resources. Mitigation Measures GEO-1, GEO-2, GEO-3, and GEO-6 are applicable to the Project. Mitigation Measures GEO-4 and GEO-5 pertain to Projects located in areas mapped as having low or unknown sensitivity, and as the Project area is located in areas mapped as high and low-to-high sensitivity, these mitigation measures are not applicable to the Project. Therefore, with implementation of General Plan policies and General Plan Update EIR Mitigation Measures GEO-1, GEO-2, GEO-3 and GEO-6, impacts to paleontological resources from future residential development resulting from Project implementation would be mitigated to a less than significant level. As such, this topic does not require further evaluation in an EIR.

Mitigation Measure GEO-1: High and Low-to-High Sensitivity. In areas designated as having “high” or “low-to-high” sensitivity for paleontological resources, the project applicant shall be required to submit a Paleontological Resources Monitoring and Mitigation Plan (PRMMP). The PRMMP shall be prepared by a Qualified Paleontologist meeting the standards of Society of Vertebrate Paleontology (2010). The plan shall address specifics of monitoring and mitigation based on the project area and project’s construction plan, and shall take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and changes to the regulatory framework at the time of analysis. The PRMMP shall be submitted to the City of Corona’s Community Development Department prior to approval of a grading permit.

Mitigation Measure GEO-2: High Sensitivity. Projects involving ground disturbances in previously undisturbed areas mapped as having “high” paleontological sensitivity shall be monitored by a qualified paleontological monitor on a full-time basis, under the supervision of the Qualified Paleontologist. Monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor shall have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, if the fossils are determined to be significant, professionally and efficiently recover the fossil specimens and collect associated data. The paleontological monitor shall use field data forms to record pertinent location and geologic data, measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities.

Mitigation Measure GEO-3: Low-to-High Sensitivity. Projects involving ground disturbance in previously undisturbed areas mapped with “low-to-high” paleontological sensitivity shall require monitoring if construction activity exceeds the depth of the low-sensitivity surficial sediments. The underlying sediments may have high sensitivity; therefore, work in those units shall require paleontological monitoring, as designated by the Qualified Paleontologist in the Paleontological Resources Monitoring and Mitigation Plan (PRMMP).

Mitigation Measure GEO-6: All Projects. In the event of any fossil discovery, regardless of depth or geologic formation, construction work shall halt within a 50-foot radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils shall be recovered, prepared to the point of



curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology (2010). The most likely repository is the Natural History Museum of Los Angeles County (NHMLA). The repository shall be identified, and a curatorial arrangement shall be signed, prior to collection of the fossils.



3.8 GREENHOUSE GASES

GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

3.8.1 Environmental Setting

An emissions inventory of the City of Corona and SOI was conducted for the General Plan Update EIR for the existing residential, institutional, commercial, office, and industrial uses identified on Figure 3-4, Existing Land Use in the General Plan Update EIR. GHG emissions generated in the City and SOI were estimated using EMFAC2017, OFFROAD2017, and data provided by SCE (electricity), SoCalGas (natural gas), and the City of Corona (electricity and water use). Emissions in the City and SOI come from the following sources:

- Transportation: Emissions from vehicle trips beginning and ending in the City and SOI boundaries and from external/internal vehicle trips (i.e., trips that either begin or end in the City and SOI).
- Energy: Emissions generated from purchased electricity and natural gas consumption used for cooking and heating in the City and SOI.
- Solid Waste Disposal: Indirect emissions from waste generated in the City and SOI.
- Water/Wastewater: Emissions from electricity used to supply, treat, and distribute water based on the overall water demand and wastewater generation in the City and SOI.
- Area Sources: Emissions generated from light commercial equipment, agricultural, and construction equipment use in the City and SOI.

3.8.2 Environmental Impact Analysis

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: Potentially Significant Impact

This Project sets the framework for future growth and development in the City by providing additional opportunities for development of low- and moderate-income housing and therefore, does not directly result in development. Certification of the Project itself would not lead to direct greenhouse gas emissions; however, development of the identified parcels would result in greenhouse gas emissions, and therefore,

the Project could generate greenhouse gas emissions that may have a significant impact on the environment. Therefore, this potentially significant impact will be further analyzed in the EIR.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Finding: Potentially Significant Impact

The Project identified parcels in the City to be rezoned and proposes to establish an AHO zone to allow for more residential development in the City. Development of the parcels would require activities that would result in more greenhouse gas emissions. Therefore, Project implementation may conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions and greenhouse gases, and this potentially significant impact will be further analyzed in the EIR.



3.9 HAZARDS AND HAZARDOUS MATERIALS

HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

3.9.1 Environmental Setting

Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or implementing agency has a reasonable basis for believing would be injurious to public health and safety or harmful to the environment if released into the workplace or the environment.

The City's hazardous waste generators include more than 300 licensed commercial and industrial businesses and uses that generate some form of hazardous materials or waste. The EPA regulates generators of hazardous waste based on the amount of waste generated. Major concentrations of industrial land uses in the City and the General Plan SOI are located near the BNSF Railway tracks and SR 91 in the northern half of the City and SOI, and two sand and gravel quarries are located in the northeast quadrant of the City and SOI. Other additional industrial land uses are scattered throughout the City (City of Corona 2019). Additionally, there are several hazardous materials cleanup sites within the City and SOI that are listed on several databases, including the State Water Resources Control Board Geotracker website.



3.9.2 Environmental Impact Analysis

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

Finding: Less than Significant Impact

Construction

Construction activities associated with future residential development resulting from Project implementation is anticipated to involve demolition, grading, and construction of new structures. Hazardous materials, such as paints, sealants, solvents, diesel fuels, and other typical construction materials, would be used during construction, resulting in the potential for these materials to spill or create hazardous conditions. Future residential development resulting from Project implementation would be required to comply with all applicable regulations and General Plan policies that would minimize risks associated with the use of hazardous materials during construction activities, and they would be required to adhere to all emergency response plan requirements set forth by the Corona Fire Department (CFD) throughout Project implementation.

Operation

The Project is proposing the rezoning and establishment of AHO zones for identified parcels in the City to allow for more residential development. Though the parcels would be zoned and designated for residential uses, some residential zoning in the City allows for a variety of land uses, including mixed-use, commercial, office, civic, and open space uses. Operation of future residential uses would involve the use of small amounts of hazardous materials used for routine cleaning and maintenance purposes, such as paints, household cleaners, fertilizers, and pesticides. If the parcels are not developed with residential uses but with a retail/commercial use, the use of commercial-grade chemicals, cleaners, and solvents would be anticipated. With the implementation of applicable General Plan policies and compliance with all applicable regulations related to the transport, use, and disposal of hazardous materials, future residential development resulting from Project implementation would not create a significant hazard to the public or environment, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

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

Finding: Less than Significant Impact

The transport, use, storage, and disposal of hazardous materials and waste could result in accidental releases into the environment. However, compliance with applicable laws and regulations would minimize the potential for releases of hazardous materials that could pose harm to the public or environment. The Project proposes residential uses for identified parcels within the City. As residential uses utilize small



amounts of hazardous materials, such as cleansers and pesticides, mostly or entirely used for routine cleaning and maintenance purposes, future residential development resulting from Project implementation would not pose substantial hazards to the public or environment through accidental releases. Additionally, future residential development resulting from Project implementation would be required to follow General Plan policies that would minimize risks associated with the accidental release of hazardous materials. Therefore, by complying with existing laws, regulations, and General Plan policies, future residential development resulting from Project implementation would not create a significant hazard through reasonably foreseeable upset and accident conditions, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

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

Finding: Less than Significant Impact

The potential Project site parcels identified for rezoning and the AHO zone are spread throughout the City, and some parcels would be located within one-quarter mile of an existing or proposed school. Future residential development resulting from Project implementation would be required to comply with existing laws and regulations regarding hazardous materials, waste, and emissions to minimize the potential for hazardous emissions to occur. Construction activities would require the use of routine hazardous materials; however, the use of such materials used during construction would be in accordance with all applicable local, state, and federal laws regarding hazardous materials and would be enforced at the construction site. Compliance with existing regulations would ensure that the public is not exposed to risks related to hazardous emissions from construction activities.

Residential uses planned for the sites would utilize small amounts of common hazardous materials, such as cleansers and pesticides used for routine cleaning and maintenance purposes. The small amounts of common hazardous materials typically utilized for residential uses would not emit hazardous emissions that would pose risks to the public, and Project implementation would not result in the handling of substantial amounts of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Although potential Project sites would be designated for residential uses, these sites could be developed with other non-residential uses, such as commercial and retail uses. If the Project sites are developed with businesses handling large quantities of hazardous materials, it would be required to maintain business plans including procedures in the event of a hazardous materials release, procedures for immediate notification of all appropriate agencies and personnel, identification of local emergency medical assistance, contact information for company emergency coordinators, a list and location of emergency equipment at the business, an evacuation plan, and a training program for business personnel (City of Corona 2019). The business would be required to have procedures in place to ensure that operation does not result in emission of hazardous substances. Therefore, future residential development resulting from Project implementation would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.



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

Finding: Less than Significant Impact

According to the General Plan Update EIR, there are numerous hazardous materials sites located within the City and its SOI. Development associated with Project implementation may disturb soil in which soil, soil vapor, and/or groundwater may be contaminated with hazardous materials exceeding the environmental screening levels for the proposed land uses.

Any development that occurs on Project-identified parcels that would be located on or next to a hazardous materials site would be required to complete an environmental site assessment (ESA) by a qualified professional to ensure that the future development projects would not disturb hazardous materials sites and that any proposed development would not create a substantial hazard to the public or the environment. The Project would be required to prepare and submit a Phase I ESA, and if the Phase I identified recognized environmental conditions at the site, it would recommend preparation of a Phase II ESA, which would consist of sampling and testing of soil, soil vapor, and groundwater for hazardous materials and human health risks assessments based on concentrations of the hazardous materials identified. Future residential development resulting from Project implementation would be required to implement the recommendations included in the ESAs to remediate hazardous materials before the City would issue building permits. If a future parcel that is developed under the Project is located on a property contaminated by hazardous substances, compliance with laws and regulations for investigations and remediation regulated at the local, state, and federal level would be required. Additionally, future residential development resulting from Project implementation would be required to implement General Plan policies that would minimize risks from hazardous materials sites. As Project implementation would require adherence to General Plan policies, compliance with applicable laws and regulations regarding hazardous materials sites, and preparation of environmental site assessments, impacts would be less than significant.

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

Finding: Less than Significant Impact

The closest airport to the City is the Corona Municipal Airport, located approximately three miles northwest of Downtown Corona. Portions of the City are within an airport influence area (which is part of the airport land use plan), which is generally the area in which current or future airport related noise-overflight, safety, or airspace protection factors may affect land uses or necessitate restrictions on those uses (City of Corona 2019). As shown in General Plan Update EIR Figure 5.9-3, the majority of the parcels identified for rezoning as part of the Project are not located within the Corona Municipal Airport influence area. There is one parcel located within Zone D, which is identified as the Primary Traffic Patterns and Runway Buffer Zone. This refers generally to an area that includes most of the regular air traffic patterns and pattern entry routes. Prohibited uses within Zone D are highly noise sensitive outdoor nonresidential uses and hazards to flight.



The sole identified parcel located within Zone D is proposed for the AHO zone, which would allow for the property to be redeveloped with residential land uses and would be consistent with the airport land use plan with the safety zones. Therefore, future residential development resulting from Project implementation would not result in a safety hazard or excessive noise for people residing or working in the project area, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: Less than Significant Impact

The Project would be required to comply with all emergency response plans and emergency evacuation plans that have been adopted by the City. The City has prepared an Emergency Operations Plan (EOP) and a Local Hazard Mitigation Plan (LHMP) to identify the City's hazards and address the City's planned response to disasters. Additionally, the City has developed Structure Protections Plans (SPPs) to address evacuation routes. The Riverside County Strategic Contingency Plan coincides with the Corona SPP and incorporates these evacuation routes. CFD amended the Fire Code as part of the 2019 Building Code adoption, which now includes a requirement for two points of access for all new development and for areas proposing increased residential densities, such as the proposed Project. All developments that are constructed on parcels identified for the Project would be required to comply with these standards and regulations pertaining to emergency access, response, and preparedness. Future residential development resulting from Project implementation would not include changes to existing roadways that would interfere with identified emergency evacuation routes. Project construction and operation would be completed in accordance with all adopted emergency response plans and emergency evacuation plans. Additionally, the Project would be required to implement General Plan policies which ensure adequate, efficient and safe access for emergency vehicles and ensure that efficient, orderly notification and evacuation is provided, as well as to maintain roadway evacuation routes, to facilitate evacuations and ensure proper functionality after an emergency. Future residential development resulting from Project implementation would be required to implement the City's EOP, LHMP, SPPs and any other applicable adopted emergency plan and relevant General Plan policies. Project implementation would require future development to be constructed and operated in accordance with City requirements for emergency access; therefore, future residential development resulting from Project implementation would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Finding: Less than Significant Impact

The City is surrounded by extensive open space areas that are susceptible to wildfire and encroachment into the community. A majority of the undeveloped area surrounding the City is designated as a Very High Fire Hazard Severity Zone (VHFHSZ) by CAL FIRE. While a majority of the areas surrounding the City to the north, west, and south are within designated VHFHSZs, the central portion of the City is not designated



as a VHFHSZ and is designated as a local responsibility non-VHFHSZ (CAL FIRE 2009). Additionally, the United States Forest Service (USFS) classifies a majority of the City as non-burnable, with some areas ranging from low to moderate wildfire hazard potential, with high and very high wildfire hazard potential areas located along the undeveloped portions surrounding the City (USFS 2020).

Parcels identified for rezoning and the AHO zone as part of the Project are located in the central portion of the City and are not located in hillside areas or areas with urban-wildland interfaces. Project implementation would not place assets in a VHFHSZ, as future developments would be located within urbanized areas of the City. Future residential development resulting from Project implementation would be required to adhere to a wide range of state and local codes pertaining to fire protection and would be required to abide by CFD's SPP. Adherence to the measures in the SPPs would minimize impacts to the extent possible and would ensure that new developments would not expose people or structures to significant risks associated with wildland fires. Additionally, future residential development resulting from Project implementation would be required to implement General Plan policies identified to minimize risk from wildfire hazards. Therefore, with implementation of applicable state and local codes and adherence to the SPP, future residential development resulting from Project implementation would not expose people or structures to significant wildland fire risks, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

3.10 HYDROLOGY AND WATER QUALITY

HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i. Result in substantial erosion or siltation on- or off-site; ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv. Impede or redirect flood flows.	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

3.10.1 Environmental Setting

The City is situated within the regional Santa Ana River Watershed, a flood control zone that is monitored by the Santa Ana RWQCB. Within Riverside County, the regional watershed is subdivided into the Santa Ana Sub-watershed consists of the Santa Ana River and its tributaries and the San Jacinto River Sub-watershed includes the San Jacinto River and its tributaries that overflow into the Santa Ana River during high volume storm events. All channels converge with the Santa Ana River where downstream ends of the channel travel through Orange County prior to emptying into the Pacific Ocean (City of Corona 2019).

The Santa Ana Sub-watershed is further divided into smaller sub-watersheds based on major tributary channels that feed into the Santa Ana River. The City lies within two of the smaller sub-watersheds: the Middle Santa Ana River Sub-watershed and the Temescal Wash Sub-watershed. The Middle Santa Ana River Sub-watershed is located in the northwest corner of Riverside County and covers a total tributary area of approximately 170 square miles that generally drains westwards towards the Santa Ana River. The



Temescal Sub-watershed covers approximately 250 square miles and is defined as the tributary area draining into the Temescal Wash, also known as Temescal Creek, that connects Lake Elsinore with the Santa Ana River. A majority of the City lies within this sub-watershed, and the drainage channels that run through the City that tie into the Temescal Wash include Arlington Channel, Main Street Channel, Oak Street Drain, Joseph Canyon Wash, and Bedford Wash (City of Corona 2019).

The Middle Santa Ana River Groundwater basin contains twelve management zones: Arlington, bedford, Coldwater, Elsinore, Lee Lake, Riverside A through F, and Temescal. The City of Corona resides within the Bedford, Coldwater, and Temescal management zones. The Temescal subbasin underlies the southwest part of the upper Santa Ana Valley. Main recharge to the groundwater reservoir is from percolation of precipitation on the valley floor and infiltration of stream flow within tributaries exiting the surrounding mountains and hills. The Bedford subbasin is located south of the Temescal subbasin in Temescal Canyon between the Santa Ana Mountains and the El Sobrante Hills. The Coldwater subbasin is located southwest of the Bedford subbasin and Temescal Wash (City of Corona 2019).

3.10.2 Environmental Impact Analysis

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Finding: Less than Significant Impact

Construction

Construction activities related to Project implementation could impact water quality due to erosion and other pollutants entering construction site runoff, resulting in polluted runoff entering the City's stormwater system. Construction activities such as grading could accelerate the rate of erosion and cause substantial impacts to water quality. However, the General Plan Update EIR identifies that implementation of state and local regulations would mitigate construction stormwater runoff impacts. The City's grading ordinance includes expanded requirements for grading, site erosion control, and National Pollutant Discharge Elimination System (NPDES) requirements. Additionally, any projects that include one acre or greater of soil disturbance is required to comply with the Construction General Permit and associated NPDES regulations to ensure that potential for soil erosion is minimized. Future development associated with Project implementation would be required to comply with all relevant NPDES requirements and would be required to prepare a SWPPP. The SWPPP would be required to include construction BMPs that address pollutant source reduction and provide measures of controls necessary to mitigate potential pollutant sources. The Project would also be required to implement General Plan policies that would ensure that new development minimizes potential water quality impacts. Therefore, with the implementation of General Plan policies, adherence to NPDES and Construction General Permit requirements, such as the preparation of a SWPPP, and adherence to all relevant state and local regulations, construction activities associated future residential development resulting from Project implementation would not violate water quality standards or waste discharge requirements, and impacts would be less than significant.

Operation

Operation of projects associated with the proposed rezoning Project could potentially create new sources of polluted runoff and increase post-construction pollutants. To prevent long-term impacts related to Project operation, the Project would be required to comply with requirements of the City's Municipal Code Chapter 13.27 and the Riverside County MS4 permit. Municipal Code Chapter 13.27 and Riverside County MS4 permit requires new development and significant redevelopment projects to incorporate Low Impact Development (LID)/site design and incorporate source control BMPs to address post-construction stormwater runoff management. Future residential development projects resulting from Project implementation would also be required to prepare a project-specific Water Quality Management Plan (WQMP) that described the BMPs chosen for the Project, as well as include operation and maintenance requirements for all structural and treatment control BMPs. Additionally, future residential development resulting from Project implementation would incorporate General Plan policies which ensure that new development minimizes potential water quality impacts. With the adherence to federal, state, and local regulations and requirements and relevant General Plan policies, runoff associated with both construction and operation of future residential development resulting from implementation of the Project would not violate any water quality standards or discharge requirements, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Finding: Less than Significant Impact

The Project is proposing rezoning parcels in the City and the establishment of AHO zones to allow for more residential developments within the City than what was planned in the General Plan Update. This would result in an increase in population which could generate a higher demand for groundwater resources. According to the General Plan Update EIR, the City relies on local groundwater resources for approximately 40 percent of its water supply (City of Corona 2019). The City updates its urban water management plan (UWMP) every five years to evaluate existing and projected water supplies and demands to ensure that there will not be any water supply shortages or significant groundwater depletion. The City's 2020 UWMP identified that there are sufficient surface and groundwater supplies through 2045 (City of Corona 2021a). According to the City's 2020 UWMP, the Department of Water Resources (DWR) released their final list of critically overdrafted basins in February 2019. This list did not include the Temescal Basin or the Bedford-Coldwater Basin which are the two groundwater basins supplying water to the City. The Project would be required to comply with the City's groundwater management plan and Recharge Master Plan to ensure there are no impacts to groundwater supplies and the Project would not impede sustainable groundwater management. Future residential development resulting from Project implementation is not expected to result in a substantial increase in population as compared to what was forecasted in the General Plan Update. Furthermore, Project implementation would not result in a substantial increase in groundwater usage that would result in substantially decreased groundwater supplies.



Additionally, the City requires adherence to the Water Efficient Landscape Ordinance and Local Implementation Plan which includes policies and regulations pertaining to hydromodification caused by new developments and water efficiency requirements. Adherence to the Water Efficient Landscape Ordinance and Local Implementation Plan would ensure that new developments allow for groundwater recharge at a development site through site design, by allowing infiltration of groundwater, and Project implementation would include water efficiency measures to ensure groundwater supplies are not affected by future development. The General Plan also includes several policies that would decrease the demand for potable water in the City, thereby further ensuring that groundwater supplies are not depleted. With the implementation of relevant regulations and adherence to General Plan policies and the City's groundwater management plans, Project implementation would not result in substantially decreased groundwater supplies or interfere with groundwater recharge, such that future residential development resulting from Project implementation would impede sustainable groundwater management. Therefore, impacts would be less than significant, and this topic does not require further evaluation in an EIR.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would;

i. Result in substantial erosion or siltation on- or off-site;

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

iv. Impede or redirect flood flows.

Finding: Less than Significant Impact

Development of the Project would result in changes in land uses which may result in an increase of impervious surfaces. However, parcels identified for the Project are located in areas surrounded by existing developments and would utilize the existing City and County drainage facilities in the existing surrounding areas. The Project would implement the City's hydromodification requirement and standard flood control requirements for new developments which would minimize impacts of increased flows and volumes of downstream receiving waters. Additionally, Project implementation would require future developments to comply with the City and County's standard conditions of approval, requiring all new development and significant redevelopment projects to complete drainage and hydrology analyses to ensure that on- and off-site drainage facilities can accommodate increased runoff. Implementation of standard conditions of approval which include incorporation of LID designs, BMPs, and onsite retention basins, would minimize runoff volumes and rates. Future residential development resulting from Project implementation would also be required to prepare a WQMP describing the BMPs and site design measures which would be implemented to minimize runoff from the site.

Project implementation would result in construction activities that could increase the potential for erosion and siltation to occur on- and off-site. The General Plan includes policies that ensure new developments minimize erosion and siltation to reduce impacts to stormwater systems. As discussed above, future development projects would be required to prepare and implement a SWPPP, including standard erosion control measures and BMPs to minimize the risk of polluted runoff resulting from increased erosion and sedimentation. The SWPPP would include an erosion control plan that identifies measures, such as diverting runoff from disturbed areas and treatment measures to trap sediment, to ensure there is no polluted runoff.

Much of the central portion of the City is located within the 500-year flood zone but there are areas within the City that are located within the 100-year flood zone. Northwestern Corona, extending from the Prado Dam to the airport, and westward through Santa Ana Canyon are designated as areas within the 100-year flood zone (City of Corona 2019). All new developments in the City are required to meet federal floodplain regulations which would ensure that future developments do not impede or redirect flood flows. The City's Municipal Code Title 18, Floodplain Management, minimizes public and private losses due to flood conditions in areas by restricting or prohibiting uses that result in damaging increases in flood heights or velocity. The code controls the alteration of natural floodplains, stream channels, and natural protective barriers that help accommodate or channel flood waters and prevents or regulates the construction of flood barriers that will unnaturally divert floodwaters or may increase flood hazards in other areas (City of Corona 2019). Additionally, future residential development resulting from Project implementation would be required to implement General Plan policies that would reduce impacts from flooding.

Future residential development resulting from Project implementation would be required to implement General Plan policies and adhere to City and County requirements, such as the preparation of a SWPPP and WQMP and include site design measures to reduce volumes and rate of runoff and polluted runoff. Therefore, Project implementation would not result in impacts related to erosion, flooding, increased polluted runoff, or substantially increased rate of runoff, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Finding: Less than Significant Impact

Much of the central portion of the City is located within the 500-year flood zone but there are areas within the City that are located within the 100-year flood zone. Northwestern Corona, extending from the Prado Dam to the airport and westward through Santa Ana Canyon, are designated as areas within the 100-year flood zone (City of Corona 2019). Future residential development resulting from Project implementation would be required to prepare and implement a SWPPP and WQMP to minimize impacts to water quality. As discussed above, the General Plan includes several policies that ensure that new developments minimize potential water quality impacts during construction and operation. Therefore, Project implementation would not cause the release of pollutants due to flood inundation, and impacts would be less than significant.



General Plan Update EIR Figure 5.10-3 identifies areas of the City that are located in dam inundation zones. The City is located within the inundation zone for several dams in the area. As identified in the General Plan Update EIR, the probability of fam failure is extremely low and the City has never been impacted by a major dam failure. Dams in California are continually monitored and inspected, and dam owners are required to maintain Emergency Action Plans (EAPs) that include procedures for damage assessment and emergency warnings. The General Plan Update EIR identified that released water from a seiche would result in much smaller footprints than the dam inundation zones, and the probability a seiche occurring is extremely low. In the rare chance that a seiche does occur, the seiche would flood into the identified dam inundation zones. Since the probability of seiche inundation to occur is extremely low and only occurs on rare instances, the probability that Project implementation would risk the release of pollutants due to inundation resulting from seiches are extremely low. Therefore, impacts would be less than significant.

The City is located more than 30 miles from the Pacific Ocean and is located outside of the tsunami inundation zone. Therefore, there would be no impacts from tsunamis. As such, this topic does not require further evaluation in an EIR.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Finding: Less than Significant Impact

Measures identified above to ensure that developments have a less than significant impact on surface and groundwater quality would also ensure that future development does not obstruct or conflict with the implementation of a water quality control plan, such as the Santa Ana Basin Plan or the Santa Ana Watershed Action Plan.

Regulations and policies identified above to protect groundwater supplies and ensure sustainable groundwater management would also ensure that future development does not obstruct or conflict with the City's groundwater management plan. Future residential development resulting from Project implementation would be required to implement General Plan policies that would ensure that development of new projects would not obstruct with implementation of the watershed action plan for the Santa Ana Watershed Region of Riverside County, the Recharge Master Plan, or the City's groundwater management plan (City of Corona 2019). Therefore, future residential development resulting from Project implementation would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

3.11 LAND USE AND PLANNING

LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Physically divide an established community?	☒	☐	☐	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

3.11.1 Environmental Setting

The City is located in the northwestern portion of Riverside County, near the convergence of Los Angeles, Orange, and Riverside Counties and is located 45 miles southeast of the City of Los Angeles (City of Corona 2019). The City is bordered by the City of Norco to the north, City of Riverside to the east, and Riverside County to the west and the south. The City encompasses 25,551 acres with its SOI consisting of an additional 16,515 acres. The City currently has 31 specific plans where growth buildout would occur.

3.11.2 Environmental Impact Analysis

a) Would the project physically divide an established community?

Finding: Potentially Significant Impact

The Project would rezone and establish AHO zones for identified parcels within the City to allow for more low- and moderate-income residential units to be provided than what was proposed in the General Plan Update. Rezoning and establishment of AHO zones could potentially result in development of parcels that would physically divide an established community. Therefore, this impact will be analyzed further in the EIR.

b) Would the project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Finding: Potentially Significant Impact

The Project is proposing to rezone parcels and establish AHO zones. The AHO zones would cover existing properties that are currently developed with non-residential land uses. The AHO zone is a new zone being proposed by the City to establish by-right development standards for affordable housing projects. The City is proposing to create development standards (i.e., criteria for building setbacks, parking, building height, landscaping, open space amenities, lot coverage, etc.) and architectural design guidelines for the AHO zone. The rezoning of parcels and establishment of a new overlay zone may cause a significant environmental impact due to a conflict with applicable land use plan, policy, or regulation adopted for the

purpose of avoiding or mitigation an environmental effect. Therefore, this impact will be further analyzed in the EIR.



3.12 MINERAL RESOURCES

MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☒	☐	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☒	☐

3.12.1 Environmental Setting

Mining has been part of the City's history since 1888, when the Temescal Rock Quarry was opened to furnish rocks for streets of Los Angeles and in nearby towns, and later decades saw oil and gas drilling in the Prado-Corona fields and Temescal Canyon. The City and the SOI are in the Temescal Valley Production Area (TVPA), an 820-square-mile area designated by the CGS and bounded by the Santa Ana Mountains on the west and the Perris Plateau to the east.

According to the City's General Plan Update EIR, Temescal Valley is known for its mineral resource deposits, and portions of the City and its SOI are designated by the state as a "Construction Aggregate Resource Area". These mineral resources generally consist of clay and construction aggregates, such as crushed rock, sand, and gravel.

As of 2017, the City has two active mining operations and the SOI has ten active mining operations. The City has been extensively mapped by the CGS and the City is primarily underlain by lands identified as Mineral Resource Zone (MRZ) -2 (City of Corona 2019). MRZ-2 lands are known to contain valuable mineral resources, specifically construction aggregate and industrial minerals. While much of that area has been developed, extensive resources still exist in the Gavilan Hills and in southwest Corona. A large portion of the aggregate resources have also been designated by the state as regionally significant.

3.12.2 Environmental Impact Analysis

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Finding: Less than Significant with Mitigation Incorporation

General Plan Figure ER-8 identifies areas of the City by MRZs for industrial minerals, and Figure ER-9 identifies areas by MRZs for aggregate resources. All parcels identified for rezoning or the AHO zone are located in MRZ-4 for industrial minerals. A majority of the parcels are located in MRZ-3 areas for construction aggregate resources, and a small portion are located in areas identified as MRZ-2 for aggregate resources. MRZ-2 are areas where adequate information indicates that significant mineral

deposits are present or where it is judged that a high likelihood for their presence exists. MRZ-3 are areas containing mineral deposits whose significance cannot be evaluated from available data. MRZ-4 are areas where available information is inadequate for assignment to any other zone; minerals may be present, but information is not available to make a determination. Additionally, a small portion of the of the proposed rezoning and AHO zone parcels are located in an area with classified aggregate resources as identified in General Plan Figure ER-10, which identifies areas of regional significance.

Parcels identified for rezoning and the AHO zone are located in areas that are highly urbanized and surrounded by existing developments. Parcels located within the area that are identified with classified aggregate resources are developed with existing uses. In the City, mineral resource use must have a Mineral Resource (MR) Overlay which requires discretionary permit approved by the City Council (City of Corona 2019). Parcels identified for the Project implementation do not have a MR overlay, and therefore, are not used for mineral resource purposes. Although future residential development resulting from Project implementation could lead to loss of known mineral resources, identified candidate parcels are developed with existing uses or are surrounded by urban development, and the likelihood that it would be converted for mineral resource uses is highly unlikely.

Though mineral resource uses at identified parcels are unlikely, it is located in areas identified as having known mineral resources that would be of value to the region and therefore, future residential development resulting from Project implementation could result in a significant impact. Future residential development resulting from Project implementation would be required to implement Mitigation Measures MIN-1 and MIN-2, identified in the City's General Plan Update EIR. Mitigation Measures MIN-1 and MIN-2 would require an evaluation of mineral resources prior to development activity. Implementation of mitigation measures identified in the General Plan Update EIR would lessen impacts to mineral resources of significance. Therefore, since the identified parcels are not designated for mineral resource uses and the Project would require mineral resource evaluations prior to project approval, as required by General Plan Update EIR Mitigation Measure MIN-1 and MIN-2, the Project would have a less than significant impact on mineral resources with mitigation incorporation. As such, this topic does not require further evaluation in an EIR.

Mitigation Measure MIN-1: Prior to project approval for proposed development of properties classified as either regionally significant construction aggregate MRZ-2 or industrial minerals MRZ-2a, a mineral resource evaluation shall be conducted to determine the significant and economic viability of mining the resource. If development of a property would preclude future extraction of a significant mineral resource, in accordance with CEQA, the City shall make the appropriate findings and adopt a Statement of Overriding Considerations prior to permitting development of the property.

Mitigation Measure MIN-2: Prior to approval of any project on lands classified as either regionally significant construction aggregate MRZ-2 or industrial mineral MRZ-2a, a report shall be prepared that analyzes the project's value in relation to the mineral values found onsite. The analysis shall consider the importance of construction aggregate mineral resource onsite to the market region as a whole, and not just the importance of the resources found within the City and SOI. The report shall be submitted to the City, such that the City has adequate information to develop a statement of reasons for permitting the proposed land use to the California Department of Conservation, State Mining and Geology Board, for subsequent



review, in accordance with SMARA, Article 2, Section 2762 and 2763 for areas designated of regional significance.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

Finding: Less than Significant

There are two active mineral resource recovery sites within the City and ten additional ones located within the SOI. The two active mining operations in the City are All American Asphalt and Corona Quarry (CalMat/Vulcan), which are both located in eastern Corona, east of Interstate 15. Parcels identified for rezoning and AHO are not located at these mineral resource recovery sites and are not designated for mineral resource recovery uses. Therefore, Project implementation would not result in the loss of availability of a locally important mineral resource recovery site, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

3.13 NOISE

NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels.	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

3.13.1 Environmental Setting

The City has set noise and vibration performance standards for noise sources in the City. Municipal Code Chapter 9.24, Loud and Unnecessary Noise, defines the qualitative standards used in determining a potential violation. Municipal Code Section 17.84.040, Noise, provides performance standards for two separate types of noise sources: transportation and stationary. Table 6 below shows the acceptable interior and exterior noise limits for various land uses. The exterior noise limits in the table are based on the land use compatibility guidelines in General Plan Update EIR Table 5.13-3.

Table 6: City Interior and Exterior Noise Standards

Land Use Categories		Energy Average CNEL	
Categories	**Uses**	**Interior[1]**	**Exterior[2]**
Residential	Single Family, Duplex, Multiple Family	45[3]	65
	Mobile Home	NA	65[4]
Commercial Industrial Institutional	Hotel, Motel, Transient Lodging	45	65[5]
	Commercial Retail, Bank, Restaurant	55	NA
	Office Building, Research and Development, Professional Offices, City Office Building	50	NA
	Amphitheatre, Concert Hall Auditorium, Meeting Hall	45	NA
	Gymnasium (Multipurpose)	50	NA

Land Use Categories		Energy Average CNEL	
Categories	**Uses**	**Interior[1]**	**Exterior[2]**
	Sports Club	55	NA
	Manufacturing, Warehousing, Wholesale, Utilities	65	NA
	Movie Theatres	45	NA
Institutional	Hospitals, Schools' classroom	45	65
	Church, Library	45	NA
Open Space	Parks	NA	65

Notes:

[1] Indoor environment excluding bathrooms, toilets, closets, corridors.

[2] Outdoor environment limited to:

- Private yard of single family
- Multi-family private patio or balcony that is served by a means of exit from inside
- Mobile home park
- Hospital patio
- Park's picnic area
- School's playground
- Hotel and motel recreation area

[3] Noise level requirements with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.

[4] Exterior noise level should be such that interior noise level will not exceed 45 community noise equivalent level (CNEL).

[5] Except those areas affected by aircraft noise.

Source: City of Corona 2019

For the preparation of the General Plan Update EIR, the City conducted noise monitoring throughout the different locations in the City and measurements were made during weekday periods when it was expected to be most active. Long-term (24 hour) measurements were conducted at four locations within the City and short-term (15 minute) measurements were conducted at twelve locations around the City. According to the General Plan Update EIR, the noise environment within the City and SOI is highly variable, depending on the location. Freeway noise from Interstate 15 and SR 91 tend to control the noise environment at most locations and in general, noise monitoring locations that experiences less than 50 A-weighted decibel (dBA) equivalent continuous noise level (Leq) were located relatively far from these major freeway sources. The time-averaged sound level in the City was in the range of 45 to 65 dBA Leq.

3.13.2 Environmental Impact Analysis

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Potentially Significant Impact

Construction and operation resulting from Project implementation could result in the generation of temporary and permanent increase in ambient noise levels in the vicinity of future development projects. Future residential development resulting from Project implementation may result in a substantial increase in ambient noise in excess of City standards. Therefore, this potentially significant impact will be further analyzed in the EIR.

b) Would the project exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Finding: Potentially Significant Impact

Construction activities associated with development of the identified candidate Project sites would generate varying degrees of groundborne vibration and noise levels, depending on construction procedures and equipment. Construction and operation of the Project may result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Therefore, this potentially significant impact will be further analyzed in the EIR.

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Finding: No Impact

The City is located within the airport land use plan for the Corona Municipal Airport. General Plan Update EIR Figure 5.13-3 shows the existing noise contours of the airport. As identified in the General Plan Update EIR, Corona Municipal Airport is not a substantial source of noise because the 65 dBA noise contour does not extend past the airport boundary (City of Corona 2019). Noise exposure areas of 55 dBA CNEL and above are largely within open space and industrial use areas immediately surrounding Corona Municipal Airport. The identified Project sites are not located within the designated noise contours for the airport, and therefore, they would not expose people residing or working in the Project area to excessive noise levels from airport uses. Therefore, the Project would have no impact. As such, this topic does not require further evaluation in an EIR.

3.14 POPULATION AND HOUSING

POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

3.14.1 Environmental Setting

The City was incorporated in 1896, and by 1940, the population had grown to approximately 8,764 people. By 1970, the population more than doubled to 27,519 people, and by 1980, it had increased to approximately 40,000 people. During the beginning of the 1980s, the City's population grew significantly, as more land was converted to residential uses. Between 2010 and 2017, population trends slowed as the availability of vacant land in the City gradually decreased (City of Corona 2019). Table 7 below shows the population trends and percent change in the City's population from 2005 to 2017.

The rate of housing growth in the City has varied over the years. Total number of housing units in the City in 2005 was approximately 48,369 housing units and grew by approximately four percent to 50,301 housing units by 2017 (City of Corona 2019). The General Plan Update EIR estimates that approximately 68 percent of the City's housing stock in 2018 was single-family homes.

Table 7: City Population Trends

Year	Population	Percent Change
2005	162,410	N/A
2006	161,998	-0.25%
2007	156,394	-3.46 %
2008	173,119	10.69%
2009	151,015	-12.77%
2010	153,335	1.54%
2011	155,884	1.66%
2012	158,388	1.61%
2013	159,507	0.71%
2014	161,498	1.25%
2015	164,242	1.70%

2016	166,774	1.54%
2017	167,843	0.64%
Source: City of Corona General Plan Technical Update Draft EIR		

3.14.2 Environmental Impact Analysis

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Finding: Less than Significant Impact

The City is proposing a rezoning program to accommodate the planning of low- and moderate-income households. The City's 2021-2029 Housing Element Update was adopted by the City Council on November 3, 2021. The Housing Element Update requires the City to plan for 2,792 low-income housing units and 1,096 moderate-income housing units, pursuant to the state's RHNA allocation. The City's total RHNA allocation is 6,088 units with 3,888 allocated to low- and moderate-income housing units. The City's Housing Element Update includes an inventory of properties that are intended to be rezoned to high density residential or an AHO zone in order to plan for sites suitable for low- and moderate-income units.

The City's RHNA allocation for the Housing Element Update exceeded the City's housing unit projection for Year 2040 in the General Plan Update. The General Plan Update EIR anticipated an additional 5,494 housing units. Currently, the City's RHNA allocation of 6,088 exceeds its projected housing growth by 594 units, in addition to accommodating a minimum buffer of four percent. These additional housing units from the RHNA were not known at the time the General Plan Update EIR was prepared. Therefore, supplemental environmental evaluation pursuant to CEQA is required to address the potential impacts from growth that could occur as a result of Project implementation.

Certification of the proposed Project itself would not result in direct unplanned population growth as the Project is proposing the rezoning and AHO zones for identified candidate parcels within the City and not the actual development of these sites. However, certification of the Project would lead to more parcels in the City being available for residential developments and could result in indirect impacts to population growth.

According to the City's Housing Element Update, the City has an average household size of 3.32 (City of Corona 2021b). If all parcels identified for rezoning and AHO zones are developed with residential uses to provide an additional 594 residential units, it would result in a population growth of approximately 1,972 residents. The forecasted additional population (1,972 residents) and housing units (594 units) at buildout of the Project would result in a 1.07 percent increase in population and 1.1 percent increase in housing units over what was estimated at General Plan buildout.

The Project proposes to meet and exceed the RHNA for low- and moderate-income households, and when considering the additional buffer in the AHO zone, Project implementation could result in the development of up to 6,221 units. This would represent a very conservative surplus of approximately 2,415 units,



assuming that every candidate parcel was developed at a density of 60 units per acre, which is unlikely. The 594 units required to meet RHNA and the surplus provided by the buffer would represent in total, an increased population growth of approximately 9,990 residents, thereby resulting in a 5.4 percent population increase and a 5.6 percent increase in housing units over what was estimated at General Plan buildout.

Even with the buffer and accounting for the surplus units, Project implementation would be in compliance with General Plan and Housing Element policies to provide for balanced housing types and affordability levels and provide access to affordable housing to lower and moderate-income households. Additionally, the Project would ensure that the City is in compliance with the state's RHNA allocation for the City. Therefore, since Project implementation would result in a less than significant increase to the projected population and housing units within the City and would be in compliance with General Plan and Housing Element policies and the City's RHNA allocation, Project implementation would result in less than significant impacts related to population growth. The rate of housing growth in the City has varied over the years. Total number of housing units in the City in 2005 was approximately 48,369 housing units and grew by approximately four percent to 50,301 housing units by 2017 (City of Corona 2019). The General Plan Update EIR estimates that approximately 68 percent of the City's housing stock in 2018 was single-family homes. Therefore, impacts would be less than significant, and this topic does not require further evaluation in an EIR.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Finding: Less than Significant Impact

Candidate sites that are proposed for the AHO zone include a variety of uses on 100 parcels, including commercial, retail, industrial, surface parking, storage and vacant parcels. The proposed AHO zone will cover existing properties that are currently developed with non-residential land uses, sporadic residential land uses or are currently vacant. The establishment of the AHO zone is intended to encourage housing. Existing residential inventory that could be affected by the AHO zone due to redevelopment would occur at a higher density and provide housing replacement opportunity. Therefore, the AHO zone would not displace existing people or housing.

There are 57 parcels considered as potential sites for proposed rezoning to a higher residential density, and these are primarily parcels that are currently used for residential uses, in addition to parking lots, mobile home parks and some commercial, institutional, and vacant parcels. Project implementation would result in changes to the zoning designations but would not require relocation of existing residential developments, as it would not lead to direct development of the identified sites. However, if the candidate Project sites are identified for new development or redevelopment on an individual basis, displacement of existing people or housing could occur. Development and redevelopment of the sites may result in displacement of existing people or housing if the identified site is currently developed with residential uses. However, the site would likely be developed or redeveloped with a higher density residential development and provide for more residential units compared to existing conditions. Therefore, any existing housing that would be demolished as a result of future residential development resulting from Project implementation would be replaced at a higher ratio of residential units. Therefore, Project implementation would not displace substantial numbers



of existing people or housing, necessitating the construction of replacement housing elsewhere, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.



3.15 PUBLIC SERVICES

PUBLIC SERVICES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☒	☐	☐	☐
v) Other Public Facilities?	☐	☐	☒	☐

3.15.1 Environmental Setting

Fire Protection

The CFD provides fire protection and emergency medical services in the City. The CFD also serves the communities of El Cerrito, Coronita, and Home Gardens through a service agreement with the County (City of Corona 2019). CFD headquarters are located at 735 Public Safety Way, with seven CFD fire stations located around the City. The CFD 2021 Annual Report identified that the department employed 93 firefighters, 10 fire prevention staff, one emergency management staff, three professional staff and 15 volunteers (CFD 2021). In 2021, the CFD responded to 14,927 total incidents with 90 percent of response times 7 minutes and 29 seconds or less and approximately 73 percent of response times hitting their target of 6 minutes or less. The parcels identified for rezoning and AHO zone as part of Project implementation are located within the fire response zones for CFD Fire Stations 1, 2 and 3 (City of Corona 2019).

Police Protection

The Corona Police Department (CPD) provides continuous police protection services to the City. CPD operates out of its headquarters at 730 Public Safety Way with several branches of offices situated throughout its service area, which is divided into four police patrol zones. The CPD 2021 Annual Report identified that in 2021, the department employed 162 sworn officers, 119 professional staff, and 60 volunteers. CPD has identified a target response time of five minutes and in 2021, of the 85,642 calls of service the department responded to, 90 percent of calls had a response time of 4 minutes and 41 seconds or less (CPD 2021).

Schools

The City's school-aged population is served primarily by the Corona-Norco Unified School District (CNUSD) which includes K-12 education, alternative education, an adult education. Within the CNUSD, there are 34



schools that serve more than 33,000 students in its jurisdiction. Additionally, the City has 14 private schools which include Montessori schools, alternative education, and religious schools. The City is also served by the Alvord Unified School District which serves portions of the eastern part of the City and its SOI (City of Corona 2019).

Parks

The City offers built and natural trails, developed parks, and golf courses as some of the recreational opportunities in the City. Corona has 35 public parks covering approximately 352 acres, which does not include natural open space areas such as Fresno Canyon and Sage Open Space. The public park system in the City includes mini, neighborhood, community, and major/regional arks that are differentiated by scale, population served, and amenities. The City's Park standard is based on guidance provided by California Government Code Section 666477, referred to as the Quimby Act, and the City has a park standard of 3 acres per 1,000 residents.

Other Public Facilities – Libraries

The Corona Public Library is located at 605 South Main Street and is a 62,000-square-foot facility that has a total of 112,500 registered members. The Corona Public Library's collection consists of 152,500 items which includes books, videos, CDs, CDROM software, audio cassettes, books on tape, and pamphlets (City of Corona 2019).

3.15.2 Environmental Impact Analysis

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

i. Fire Protection?

Finding: Less than Significant Impact

Project implementation would rezone and create an AHO zone for parcels within the City to provide residential units in excess of the amount planned for in the General Plan Update. These additional units would result in an increase in demand for fire services and facilities.

As identified in the General Plan Update EIR, fire vehicles, equipment, and expansion of existing facilities is funded partially through the payment of a Development Impact Fee (DIF) from new development, which is required under City Municipal Code Section 16.23.040. The City has also created a Community Facilities District to finance the costs of providing police, fire, and paramedic services to the City. Future development projects in the City are required to be reviewed by the City, CFD, and the Riverside County Fire Department to ensure compliance with requirements and standards set forth by the departments, prior to approval. Future residential development resulting from Project implementation would be required to pay all required

fees to offset impacts to fire protection services and facilities. The General Plan Update EIR identified that impacts to fire protection resulting from increase in demand would be less than significant with payment of the Development Impact Fee and the Community Facilities District fees.

Additionally, future residential development resulting from Project implementation would be required to comply with all applicable local, state and federal fire codes, buildings codes, and nationally recognized fire and safety standards. The Project would also be required to comply with applicable General Plan policies relating to fire and emergency services. Compliance with all applicable codes and standards, as well as compliance with applicable General Plan policies, would reduce the potential occurrence for fire emergencies at future project sites and reduce the demand for fire protection services. Therefore, with the payment of all required fees and compliance with regulations and standards set forth by the City and CFD, Project implementation would not result in the need for new or physically altered fire protection facilities, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

ii. Police Services?

Finding: Less than Significant Impact

Project implementation would rezone and create an AHO zone for parcels within the City to provide residential units in excess of the amount planned for in the General Plan Update. These additional units would result in an increase in demand for police services and facilities.

Similar to fire services, funds for additional police facilities, equipment, and officers are provided through DIFs and collected from new residential, commercial, and industrial/manufacturing developments, as well as Community Facilities District fees. Therefore, future residential development resulting from Project implementation would be required to pay these fees to offset the increase in demand. Although the General Plan Update EIR identified that 50 percent of the population and job growth associated with General Plan buildout would occur within the SOI which is served by Riverside County Sheriff's Department, the parcels identified for rezoning and AHO district are located within the City and would be served by CPD. The General Plan Update EIR identified that payment of DIFs would satisfy the additional demand for police services generated within the City from new developments. Additionally, future residential development resulting from Project implementation would be required to comply with General Plan policies related to ensuring the provision of adequate protection of police services. With the payment of applicable fees and compliance with applicable General Plan policies, Project implementation would not result in the need for new or physically altered police facilities, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

iii. Schools?

Finding: Less than Significant Impact

Project implementation would rezone and create an AHO zone for parcels within the City to provide residential units in excess of the amount planned for in the General Plan Update. These additional units would result in an increase in resident and student population and would increase demand on existing schools.



The General Plan Update EIR identified that CNUSD would have adequate capacity to serve the new students generated from General Plan buildout. The General Plan Update EIR identified that remaining capacity at CNUSD would be able to accommodate 8,596 elementary students, 1,911 middle school students, and 222 high school students (City of Corona 2019). Additionally, if and when CNUSD requires expansion and construction of new facilities to accommodate growth generated by new development, funding for new schools would be through the fee program pursuant to SB 50, as well as state and federal funding programs. Pursuant to Government Code Section 65996, payment of school fees is deemed to provide full and complete school facilities mitigation. Future residential development resulting from Project implementation would be required to comply with policies in the General Plan pertaining to ensuring adequate school services. Therefore, since there is capacity at CNUSD to serve new student populations, with the payment of required fees and incorporation of General Plan policies, the Project would not result in the need for new or physically altered police facilities, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

iv. Parks?

Finding: Potentially Significant Impact

Project implementation could result of in the conversion of some designated open space areas to residential uses. The City's park standard is based on the guidance provided by the Quimby Act, and the City has a park standard of 3 acres per 1,000 residents. As impacts on parks are population-driven and the Project proposes rezoning and establishment of AHO zones to accommodate more residential developments, Project implementation could result in substantial adverse physical impacts associated with the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios. As such, this potentially significant impact will be further analyzed in the EIR.

v. Other Public Facilities – Libraries?

Finding: Less than Significant Impact

Project implementation would rezone and create an AHO zone for parcels within the City to provide residential units in excess of the amount planned for in the General Plan Update. These additional units would result in an increase in demand on public facilities.

The General Plan Update EIR identified that although buildout of the General Plan would cause an increase in residents, it does not necessarily mean that there would be a significant demand for more library collection items or facility space. Project implementation would result in a greater increase in population than what was planned for in the General Plan, but it would not be expected to result in a more significant demand for library facilities than what was analyzed in the General Plan Update EIR. The General Plan Update EIR identified that payment of library facilities fees would ensure that adequate facilities and resources are continually available for the City's growing population. The City uses DIFs from residential uses to fund library facilities within the City (City of Corona 2019). Additionally, future residential development resulting from Project implementation would be required to comply with General Plan policies



that would ensure adequate library services are provided. Therefore, with the payment of development impact fees and compliance with General Plan policies, Project implementation would not result in the need for new or physically altered public facilities, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.



3.16 RECREATION

RECREATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☒	☐	☐	☐

3.16.1 Environmental Setting

The location of the City near the convergence of three counties allows for residents to access natural open space areas including mountains, hillsides, canyons, and preserves (City of Corona 2019). The Prado Dam Basin, Chino Hills State Park, and Cleveland National Forest are recreational areas located within or near the City and provide recreational opportunities such as hiking, biking, equestrian uses, and camping. Sage Open Space and Fresno Canyon are local natural areas in the community that offer 67 acres of open space for walking, hiking, and bicycling. In addition to established open space areas, the City is part of the Riverside County MSHCP.

The City also offers built and natural trails, developed parks, and golf courses as additional recreational opportunities in the City. Corona has 35 public parks covering approximately 352 acres, not including natural open space areas such as Fresno Canyon and Sage Open Space. The public park system in the City includes mini, neighborhood, community, and major/regional parks that are differentiated by scale, population served, and amenities. The City's park standard is based on the guidance provided by the Quimby Act, and the City has a park standard of 3 acres per 1,000 residents.

3.16.2 Environmental Impact Analysis

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Finding: Potentially Significant Impact

Project implementation could result of in the conversion of some designated open space areas to residential uses. As impacts on parks are population-driven and the Project proposes rezoning and establishment of AHO zones to accommodate more residential developments, future residential development resulting from Project implementation could result in the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility could occur or be accelerated. As such, this potentially significant impact will be further analyzed in the EIR.



b) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: Potentially Significant Impact

Project implementation does not propose the development of recreational facilities; however, the increase in residential development which would result from the proposed rezoning and establishment of AHO zones to accommodate more residential developments could result in requiring the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Future residential development resulting from Project implementation could require the construction or expansion of recreational facilities to meet the service standards due to this increase in residential population. As such, this potentially significant impact will be further analyzed in the EIR.



3.17 TRANSPORTATION

TRANSPORTATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance, or policy addressing the circulation systems, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b) Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersection(s) or incompatible uses (e.g. farm equipment))?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

3.17.1 Environmental Setting

SB 743 caused revisions to the CEQA Guidelines which established new criteria for determining the significance of transportation impacts, so that level of service or other similar measures of vehicular capacity or traffic congestion would not be the sole basis for determining significant impacts under CEQA. The revised CEQA Guidelines utilize the vehicle miles traveled (VMT) metric to evaluate the significance of transportation related impacts for development projects, land use plans, and transportation infrastructure projects. In accordance with SB 743, the City adopted its own thresholds for VMT in May 2019, which accounts for the complete length of the trip from the origin to the destination and assigns 100 percent of that trip distance to the City. The General Plan Update EIR modeled VMT per service population estimates for the City and SOI for home-based trips and employment trips for existing conditions (City of Corona 2019).

Regional and local access roads in Corona include Interstate 15, SR 91, SR 71, 6th Street, Main Street Magnolia Avenue, Ontario Avenue, Cajalco Road, River Road, McKinley Street, Grand Boulevard, Green River Road, Foothill Parkway, El Cerrito Road, Lincoln Avenue, and Hidden Valley Parkway. Riverside Transit Agency provides most of the available bus public transportation on the City and to its surrounding cities. MetroLink Provides commuter rail services via the 91 Line and the Inland Empire/Orange County Line, served by stations in West Corona and North Main Corona. Corona is also closely tied to the Orange County Transportation Authority for bus transit services, and paratransit services also provide alternative modes of flexible passenger transportation on undefined routes for those who need it. The City also adopted a Bicycle Master Plan which calls for bicycle lanes on various streets in order to increase the emphasis on active transportation, which classified bicycle facilities identified throughout the City. Pedestrian facilities exist throughout the City as well (City of Corona 2019).

3.17.2 Environmental Impact Analysis

a) Would the project conflict with a program plan, ordinance, or policy addressing the circulation systems, including transit, roadway, bicycle and pedestrian facilities?

Finding: Potentially Significant Impact

Implementation of the Project would result in an increase in demand for public transit, bicycle, and pedestrian systems, which would require the improvement and expansion of the circulation system, in addition to what was evaluated in the General Plan Update EIR. As such, an evaluation of the policies addressing potential impacts to these facilities is required, and this potentially significant impact will be further analyzed in the EIR.

b) Would the project conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Finding: Potentially Significant Impact

Traffic generated by Project implementation in addition to General Plan buildout, plus the traffic generated by regional growth, would contribute to the existing congested conditions of Interstate 15 and SR 91, resulting on a conflict with the Riverside County Congestion Management Plan. As such, an evaluation of Project consistency with the City's VMT thresholds is required, and this potentially significant impact will be further analyzed in the EIR.

c) Would the project substantially increase hazards to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Finding: Less than Significant Impact

As with the General Plan, Project implementation would result in the alteration and intensification of existing land uses in the City. Therefore, future residential development resulting from Project implementation would require individual evaluations of the roadway alignments, intersection geometrics, and traffic control features. Roadway improvements would be made in accordance with the City's Circulation Plan and roadway design guidelines, as well as the Caltrans Roadway Design Manual, in addition to the General Plan Circulation Element policies pertaining to roadway design and improving the safety of all users of the transportation system. Therefore, with adherence to all applicable guidelines, policies and requirements related to roadway design, Project implementation would not substantially increase hazards due to a geometric design feature or incompatible use, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

d) Would the project result in inadequate emergency access?

Finding: Less than Significant Impact

As stated above, Project implementation would result in the alteration and intensification of existing land uses in the City and potentially result in inadequate emergency access. As such, future residential development resulting from Project implementation would be subject to review and approval by the City's Public Works Department to evaluate roadway alignments, intersection geometrics, and traffic control features, which would be made in accordance with the City's Circulation Plan and all applicable local and state requirements related to emergency access and the safety of all users of the transportation system. Therefore, with adherence to all applicable guidelines, policies and requirements related to roadway design and emergency access requirements, Project implementation would not result in inadequate emergency access, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.



3.18 TRIBAL CULTURAL RESOURCES

TRIBAL CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☒	☐	☐	☐

3.18.1 Environmental Setting

Traditional models of California's prehistory hypothesize that the coastline was populated by Native Americans from the interior of North America during the end of the last Ice Age. The Takic or Numic Tradition is present mainly in the Los Angeles, Orange, and western Riverside Counties region. In Los Angeles, Orange, and western Riverside Counties, changes in material culture, burial practices, and subsistence focus at the beginning of the Late Prehistoric period are considered the result of a Takic migration to the coast from inland desert regions. Modern Gabrielino, Juaneño, and Luiseño in this region are considered the descendants of the prehistoric Uto-Aztecan, Takic-speaking populations that settled along the California coast during this period, or perhaps somewhat earlier (City of Corona 2019).

The City is located within the territory of the Gabrielino Native American group. Surrounding native groups include the Chumash and Tatataviam/Alliklik to the north, the Serrano to the east, and the Luiseño/Juaneño to the south. The Gabrielino group established large, permeant villages in the fertile lowlands along rivers and streams and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean (City of Corona 2019). The City is located northwest of the border of the traditional Juaneño territory which was surrounded by the Luiseño to the south, the Gabrielino to the north, and the Cahuilla to the west. The Juaneño resided in permanent, well-defined villages and associated seasonal camps (City of Corona 2019). The City is also situated southwest of the traditional Cahuilla territory, which encompasses a large area and was bordered by 11 other Native American groups. Evidence suggests that the Cahuilla migrated to southern California approximately 2,000 to 3,000 years ago, most likely from the southern Sierra Nevada ranges of east-central California with other related Takic-speaking groups. The Cahuilla settled in a territory that extended west to east from the present-day City of Riverside



to the center portion of the Salton Sea in the Colorado Desert, and south to north from the San Jacinto Valley to the San Bernardino Mountains (City of Corona 2019).

The closest ethnographically documented village to the General Plan area is known as Paxangna. Some researchers state the village was located along the Temescal Creek, while others state the village was farther south (City of Corona 2019).

3.18.2 Environmental Impact Analysis

a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Finding: Potentially Significant Impact

The City, as the CEQA Lead Agency, will consult with appropriate tribes with the potential for interest in the region. Based on this consultation, it will be identified if the proposed Project site is located in an area having the potential for tribal cultural resources. SB 18 states: "*Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe*."

In accordance with Assembly Bill (AB) 52 and SB 18, the City provided notice to the appropriate Native American Tribes on June 7, 2022, inviting them to participate and consult with the City through its AB 52 and SB 18 Native American outreach efforts. The results of the outreach and consultation effort will be described in the EIR.



3.19 UTILITIES AND SERVICE SYSTEMS

UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supply available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that is has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

3.19.1 Environmental Setting

The City's current population is served by existing utility and service systems, as described below.

Wastewater

The Corona Utilities Department is the primary provider of sewer and sanitation services to the City. Corona Utilities services approximately 168,000 people over its 38.5-square-mile service area. The City sewer system is comprised of 13 sewer lift stations and associated force mains, three water reclamation facilities (WRF), and a network of gravity sewer pipes (City of Corona 2019). The Home Gardens Sanitary District (HGSD) services the unincorporated areas of Home Gardens, located in the City's SOI and the Temescal Valley Water District (TVWD) provides sewer services to the Temescal Canyon area. The El Cerrito area is currently on septic systems.

The City's three WRFs treat up to 15.5 million gallons per day (mgd). Additionally, the City has a capacity of 2.62 mgd at the Western Riverside County Regional Wastewater Authority (WRCRWA) Plant. The current treatment capacity of the City's existing WRF is 15.5 mgd and 2.62 mgd at WRCRWA for a total of 18.12 mgd with plans to expand the wastewater treatment capacity at the City's WRF to 18 mgd in the future. The WRCRWA operates a WRF for Home Gardens and the Temescal Valley Water District

maintains a WRF for its service area (City of Corona 2020). According to the General Plan Update EIR, the City has an average daily sewer flow of 15.3 mgd and the SOI has an average daily sewer flow of 3.3 mgd.

Electric Power

The SCE provides electrical services to most of the City and its SOI, using numerous power plants throughout California and in other western states. As of 2017, ten substations serve Corona and the SOI, of which eight are owned and operated by SCE. Additional substations are proposed in Corona and, if approved by the California Public Utility Commission, would provide additional service capacity in the future. Most major electricity transmission lines are also maintained by SCE (City of Corona 2019).

On April 4, 2001, the Corona's City Council passed Resolution No. 2001-25, which established a municipally owned electric utility. In August 2001, this electric utility, which is part of the Corona Utilities, entered into an agreement with SCE to provide retail services as an electric services provider. Corona Utilities buys and sells power on behalf of the City's municipal electric accounts and properties within specific service areas. Total estimated existing electricity demand in the City and SOI in 2018, based on data provided by SCE and Corona Utilities, is estimated at 1,412,642,823 kWh per year (City of Corona 2019).

Solid Waste

The City contracts with Waste Management Inc. (WMI) for trash and recycling services. The General Plan Update EIR identified that in 2018, approximately 98 percent of solid waste from the City was transported to the El Sobrante landfill, located east of the City in an unincorporated area of the County, and the Olinda Alpha landfill, located in the City of Brea (City of Corona 2019). In 2020, the City had a total landfill disposal quantity of 275,556 tons (CalRecycle 2020).

Water

There are four water districts providers that serve the City and SOI. Corona Utilities provides water services to the majority of the City except for a small portion in eastern Corona that is provided by Eagle Valley Mutual Water Company (EVMWC). The EVMWC, along with the Home Gardens County Water District (HGCWD) and the TVWD, provide water services to the City's SOI. Corona Utilities is responsible for supplying potable water to the City and surrounding areas. This area includes approximately 39 square miles within the City's municipal area and 35 square miles in the SOI.

The City receives water from two main sources: groundwater sources from basins managed by Corona Utilities and imported water from Western Municipal Water District (WMWD). According to the 2020 UWMP, the City's primary sources of imported water are supplied through WMWD which consist of treated surface water, untreated surface water, and desalinated brackish groundwater. Groundwater used by the City are from two basins: the Temescal Basin and the Bedford-Coldwater Basin (City of Corona 2021a). According to the City's General Plan Update EIR, the groundwater basins provide approximately 40 percent of the City's water supply from 22 wells with a total capacity of 39,200 acre-feet (af) per year (35 mgd). The remaining 60 percent of the City's water supply is imported from WMWD through the Lower Feeder Pipeline



(raw Colorado River water) and Mills Pipeline Connection (treated State Project water). The total capacity of the imported water supply is 39,840 af per year (35.6 mgd).

Additionally, the City uses reclaimed water that services the irrigation needs of 26 City parks, 17 schools, and many City, commercial, industrial, and multi-family residential common area landscaping. The City's reclaimed water system ties into the three wastewater treatment facilities and treats an average of 13.5 mgd (City of Corona 2019).

Stormwater Drainage

The City's storm drain system is comprised of six main storm drain facilities: the Temescal Canyon Wash, Oak Street Channel, Main Street Channel, Arlington Channel, South Norco Storm Drain, and North Norco Storm Drain. The City's storm drain system releases water into flood control channels, washes, Santa Ana River, and Prado Basin (City of Corona 2020).

Natural Gas Facilities

SoCalGas provides natural gas services to the City and the SOI. SoCalGas maintains transmission and distribution lines throughout the City and the SOI. The General Plan Update EIR identified existing natural gas demands in the City and SOI, based on data provided by SoCalGas, which are estimated at 43.9 million therms per year (City of Corona 2019).

Telecommunications Facilities

Telecommunications in the City are offered by multiple service providers and through different types of infrastructure systems. The City is responsible for oversight and approval authority for the siting and operation of transmission antennas and other facilities within the City but does not exercise control over the provision of telecommunications services (City of Corona 2020).

3.19.2 Environmental Impact Analysis

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Finding: Less than Significant Impact

As with buildout of the General Plan, Project implementation may result in the relocation and construction of new and expanded water, wastewater, stormwater drainage, natural gas, telecommunications, and electrical power facilities. The General Plan Update EIR indicated that potential impacts related to utilities and service systems from buildout of the General Plan, in the City and SOI, would be less than significant without the incorporation of mitigation measures. As discussed further below, impacts to water and wastewater treatment facilities would be less than significant with Project implementation.

With respect to stormwater drainage, the General Plan Infrastructure Element includes multiple policies related to stormwater runoff and conveyance systems. City Municipal Code Chapter 13.16, Storm Drains, provides guidance regarding prohibited wastewater discharges, and Chapter 13.27, Storm Water Management and Discharge Controls, prohibits illicit connections and discharges to the storm drain system. In addition, the City's 2003 Storm Drain Master Plan analyzes storm drain facilities within the City and identifies deficiencies or capital improvements needed, with the objective of meeting a minimum 10-year frequency storm event. The Storm Drain Master Plan identified a total of 137 areas with insufficient street capacity and 152 deficient storm drain segments. Since the 2003 Storm Drain Master Plan, improvements have been made to the storm drain system and ongoing monitoring occurs through the City Public Works Department (City 2019). As with buildout of the General Plan, Project implementation would require individual developments to be constructed in accordance with City requirements and an assessment of how a project could affect the existing storm drain systems and to determine appropriate storm drain improvements, as applicable. Required improvements to storm drain facilities would be funded by DIFs. Therefore, with adherence to General Plan policies and adherence to all applicable regulations, future residential development resulting from Project implementation would not result in a significant impact with respect to stormwater drainage facilities.

With respect to electrical power, buildout of the General Plan would result in an increase in electrical power of approximately 32 percent over existing conditions (City of Corona 2019). However, coordination with Corona Utilities, compliance with General Plan policies related to the maintenance of utility facilities, continued improvement of electrical poles and undergrounding of wires, adherence to all applicable permitting requirements and regulations, and payment of DIFs by future residential development projects would ensure that impacts related to the additional residential uses resulting from Project implementation would continue to be less than significant.

Similarly for natural gas, buildout of the General Plan would result in an increase in electrical power of approximately three percent over existing conditions (City of Corona 2019). The addition of 594 more residential units, as proposed under Project implementation, would represent a small fraction of additional demand for natural gas as compared to the General Plan buildout. In addition, with Project implementation, future residential development projects would be required to comply with General Plan policies relates to utility infrastructure and improvements and pay DIFs, as appropriate, to ensure that the additional residential uses would not cause significant environmental effects. As such, Project implementation would not result in a significant impact with respect to natural gas facilities or infrastructure.

Telecommunications facilities in the City are not owned by the City but are owned and operated by multiple service providers. As with buildout of the General Plan, Project implementation would not result in a significant impact to telecommunications facilities, as each individual future developer would be required to contract with the respective telecommunications company and coordinate with the City to connect to such facilities, as required by applicable regulations and requirements. Therefore, Project implementation would not result in a significant impact to telecommunications facilities.

In conclusion, future residential development resulting from Project implementation would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of



which could cause significant environmental effects, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

b) Would the project have sufficient water supply available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Finding: Less than Significant Impact

The General Plan Update EIR provided water demand estimates as a baseline for land uses in the City and SOI. Under existing conditions, the average daily water demand was estimated at 27.7 mgd for both the City and SOI, with the majority of the service area consisting of residential uses. These estimates were considered conservative over-estimates for land planning purposes only. The 2015 UWMP estimated that the City's per capita water demand was 163 gallons per capita per day (gpcd), which is below the minimum water use reduction target of 213 gpcd.

Buildout of the General Plan was assumed to increase the City's population by approximately 11,511 residential units and an additional 26,476,352 square feet of non-residential uses in the City and its SOI; however, no water supply deficiencies were anticipated, as the City confirmed that it would have adequate capacity to accommodate the forthcoming increase in water demand associated with General Plan implementation. The City's 2005 Water Master Plan identified 19 water system improvement projects which would increase the City's water system capacity and functionality to accommodate the anticipated growth (City of Corona 2019).

The General Plan Update EIR anticipated an additional 5,494 units in the City resulting from buildout of the General Plan, which would result in an increase in water demand of approximately 2,471,856 gallons per day (gpd) (or an 11 percent increase), as compared to existing conditions. This proposed increase in water demand could be served by existing water resources without the need for new or expanded entitlements. Furthermore, the City is planning on increasing its use or recycled water and continue to receive its supply from TVWD, HGWCD and imported water from WMWD, which were considered to have adequate supply to meet the proposed increase in water demand at buildout of the General Plan (City of Corona 2019).

As the City's RHNA allocation exceeds the projected housing growth by 594 units, and the additional 594 units resulting from the rezoning program would further increase demand for water. As discussed above, the additional 594 units would cause an increase in population of approximately 1,972 people. Using the water demand per capita rate of 163 gpcd, this would result in an increase in water demand of 321,436 gpd or approximately 11.5 percent. Based on the existing availability of 35 mgd of groundwater in the City, in addition to continued imported water supplies of 35.6 mgd, the increase of 321,436 gpd resulting from Project implementation would be served by existing water supplies.

The Project proposes to meet and exceed the RHNA for low- and moderate-income households, and when considering the maximum density allowed at 60 units per acre in the AHO zone, Project implementation could result in the development of up to 6,221 units. As discussed above, this would represent a very conservative surplus of approximately 2,415 units, assuming that every candidate parcel was developed at a density of 60 units per acre, which is unlikely. The 594 units required to meet RHNA and the surplus



provided by the buffer based on the maximum density would represent in total, an increase population of 9,990 residents, resulting in an increased water demand of up to approximately 1.6 mgd. Even under this conservative estimate, water supplies would still be sufficient to serve future residential resulting from Project implementation.

Furthermore, future residential development resulting from implementation of the Project would be subject to City permits, fees, and applications to ensure that adequate water supply and infrastructure are available to serve each development. In addition, there are numerous General Plan policies that would be applicable to reduce potential water supply and distribution impacts which may result from Project implementation. As existing water suppliers would be able to serve increased water demands in the City and SOI, continued compliance with applicable regulations, planning requirements and the payment of DIFs to accommodate future expansions to infrastructure would be required, as necessary. As with buildout of the General Plan, there would be sufficient water supply available to serve future residential development resulting from Project implementation, in addition to reasonably foreseeable development. Therefore, impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that is has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Finding: Less than Significant Impact

As stated in the General Plan Update EIR, buildout of the entire General Plan would involve the installation of new or expanded sewer laterals and mains in the City and its SOI. Total estimated sewer flows in the City would increase by 4,058,546 gpd, or approximately 12 percent, with full buildout of the General Plan assumed. Even with this increase in sewer flows compared to existing conditions, General Plan buildout would not exceed the projected future capacity of the City's WRFs, which have a total future treatment capacity of 18 mgd and would still have the capacity to receive portions of the proposed increase in sewer flows from across the SOI (City of Corona 2019). Portions of the City and its SOI sewer flows to TVWD and WRCWTP would be able to receive some of the 2.2 mgd increase in flows, as they have capacities of 2.3 mgd and 14 mgd, respectively (City of Corona 2019). Implementation of the entire General Plan would not create any major deficiencies in sewer lines Citywide, as improvement of deficient lines would be funded through DIFs and individually required permits. No significant impacts to sewer facilities or their ability to provide service capacity were anticipated as a result of General Plan buildout.

The addition of 549 residential units including the buffer, as proposed under Project implementation, would increase the demand for wastewater treatment; however, based on the currently available wastewater treatment capacity remaining after buildout of the General Plan, future residential development projects resulting from Project implementation would still have sufficient wastewater service capacity available. In addition, future projects would require individual permits and applications, the payment of DIFs and adherence to all applicable regulations, thereby further reducing potential impacts to wastewater treatment capacity. The relatively small number of additional residences proposed under the Project would not significantly impact the existing and projected wastewater treatment provider capacity, as compared to the impact of General Plan buildout across the City and SOI. Therefore, Project implementation would not result



in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments, and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Finding: Less than Significant Impact

According to the General Plan Update EIR, solid waste from the City is disposed at two different landfills: the Sobrante Landfill and the Olinda Alpha Landfill (City of Corona 2019). The Sobrante Landfill currently has a remaining capacity of 143,977,170 cubic yards and the Olinda Alpha Landfill has a remaining capacity of 17,500,000 cubic yards (CalRecycle 2022a, 2022b). Therefore, the two landfills have a total remaining capacity of 161,477,170 cubic yards. The estimated closing dates of the landfills are 2051 and 2036. There would be adequate landfill capacity in the region for solid waste that would be generated by the future residential uses associated with Project implementation. The Project would be required to implement General Plan policies identified to reduce the amount of solid waste that is disposed in landfills. Additionally, new development projects approved by the City are required to contain storage areas for recyclable materials in conformance with PRC Section 42900 et seq., and the City's Municipal Code Chapter 8.20, Collection of Refuse and Recyclable Materials. The City's solid waste diversion programs would continue to operate and would have adequate capacity to accept all future wastes and recyclables to reduce landfill waste. Therefore, with implementation of the City's waste reduction programs and General Plan policies, future residential development resulting from Project implementation would not generate solid waste in excess of standards or capacity of infrastructures and impacts would be less than significant. As such, this topic does not require further evaluation in an EIR.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Finding: Less than Significant Impact

Exiting regulations related to solid waste include AB 939 California Integrated Waste Management Act, AB 341, AB 1327 California Solid Waste Reuse and Recycling Act of 1991, California Green Buildings Standards Code, and the City's Municipal Code Chapter 8.20, Collection of Refuse and Recyclable Materials. The Project would be required to adhere to all relevant existing statues and regulations related to solid waste, including waste diversion and reduction measures adopted by the City. Implementation of General Plan policies would ensure that new developments are constructed and operated in accordance with solid waste statues and regulations, and therefore, impacts associated with future residential development resulting from Project implementation would be less than significant. As such, this topic does not require further evaluation in an EIR.



3.20 WILDFIRE

WILDFIRE Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones;				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

3.20.1 Environmental Setting

The City of Corona is surrounded by extensive open space areas that are susceptible to wildfire and encroachment into the community. Vegetation to the north, in the Chino and Corona Hills, and to the east, in Gavilan Hills, is susceptible to wildfire. A majority of the undeveloped area surrounding the City is designated as a Very High Fire Hazard Severity Zone by CAL FIRE.

Though the majority of the area surrounding the City is designated as a VHFHSZ, the City is not designated as a VHFHSZ and is designated as a local responsible non-VHFHSZ (CAL FIRE 2009). Additionally, USFS classifies a majority of the City as non-burnable, with some areas ranging from low to moderate wildfire hazard potential with high and very high wildfire hazard potential areas located along the undeveloped area surrounding the City (USFS 2020).

3.20.2 Environmental Impact Analysis

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Finding: No Impact

The City has prepared an EOP and a LHMP to ensure protection of City residents in times of emergency and to identify local hazards and provide measures to address these hazards. The General Plan Update EIR identified that buildout of the General Plan would not result in substantial changes to the circulation patterns or emergency access routes identified in the LHMP and EOP. The Project would rezone parcels



within the City that already exist and are located in developed areas of the City, and therefore, would not result in changes to the circulation patterns and emergency routes. Future residential development projects resulting from Project implementation would be required to comply with applicable fire and building codes and would be required to be reviewed by CFD prior to approval. Additionally, future projects would be required to comply with policies identified in the General Plan to ensure effective emergency response. Compliance with General Plan policies, applicable fire and building codes, and the City's EOP and LHMP would ensure that Project implementation would not substantially impair an adopted emergency response plan or evacuation plan, and there would be no impact. As such, this topic does not require further evaluation in an EIR.

b) Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

b-d) <u>Finding</u>: No Impact

The Project is proposing rezoning and establishment of AHO zone of identified parcels within the City to provide residential housing units in excess of the amount planned in the General Plan Update. Parcels identified for rezoning and AHO zone are located in the central portion of the City and are not located in hillside areas or areas with an urban-wildland interface. Project implementation would not place assets in the VHFHSZ, and future residential development would be located within urbanized areas of the City. Future residential development resulting from Project implementation would be required to adhere to a wide range of state and local codes pertaining to fire protection and would be required to comply with CFD's SPP. There are several SPPs, with each individual SPP tailored to the fire behavior associated with terrain, fuel, and fire infrastructure needed to address wildfire risk unique to these areas. Adherence to the measures in the individual SPPs for areas relevant to future residential development projects would minimize impacts resulting from Project implementation to the extent possible and would ensure that new developments would not exacerbate fire hazards and would not expose people or structures to significant risks associated with post-fire landslides, mudflows, and flooding. Therefore, with implementation of applicable state and local codes and adherence to the SPP, future residential development resulting from Project implementation would not exacerbate fire risks or expose people or structures to significant risks, and there would be no impact.

Project implementation would result in the parcels being converted for additional housing and would result in construction and installation of associated infrastructure to accommodate new development. Associated infrastructure would be constructed in accordance with City requirements and regulations and would be



required to adhere to the measures in the individual SPPs for new infrastructure to minimize potential impacts. Additionally, future residential development resulting from Project implementation would be required to implement General Plan policies identified to minimize risk from wildfire hazards. With adherence to applicable building practices and requirements, infrastructure associated with Project implementation would not exacerbate fire risk, and there would be no impact. As such, this topic does not require further evaluation in an EIR.



3.21 MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Have impacts that are individually limited, but cumulative considerable? ("Cumulative considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?	☒	☐	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

3.21.1 Environmental Impact Analysis

a) Would the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Finding: Potentially Significant Impact

Project implementation would result in less than significant impacts with the incorporation of mitigation with respect to biological resources and cultural resources. However, as consultation pursuant to AB 52 has not yet been completed, impacts related to tribal cultural resources are potentially significant and will be analyzed further in the EIR.

b) Would the project have impacts that are individually limited, but cumulative considerable? ("Cumulative considerable" means that the incremental effects of a Project are considerable

when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?

Finding: Potentially Significant Impact

The proposed Project, in conjunction with other past, present, and reasonably foreseeable future related projects, has the potential to result in significant cumulative impacts when the independent impacts of the proposed Project and the impacts of related projects combine to create impacts greater than those of the proposed Project alone.

A list of the related projects or growth projections will be developed for the EIR. The potential for the proposed Project in conjunction with the related projects and their cumulative contributions to environmental impacts will be evaluated in the EIR.

The cumulative impacts addressed in the EIR will be the same as the individual resource areas which will be evaluated in the EIR, which will include the following:

- Air Quality
- Energy
- Greenhouse Gas Emissions
- Land Use
- Noise
- Public Services (Parks)
- Recreation
- Transportation
- Tribal Cultural Resources

The extent and significance of potential cumulative impacts resulting from the combined effects of the proposed Project plus other past, present and reasonably foreseeable future projects will be evaluated in the EIR.

The proposed Project would not result in a cumulatively considerable contribution or result in a less than cumulatively considerable contribution to the environmental resource areas to the following topics, which will not be further evaluated in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Drainage
- Mineral Resources
- Population and Housing
- Public Services (Fire, Police, Schools and Libraries)
- Utilities and Service Systems
- Wildfire

c) Would the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Finding: Potentially Significant Impact

Potentially significant impacts to the following resources may have the potential to cause substantial adverse effects on human beings:

- Air Quality
- Energy
- Greenhouse Gas Emissions
- Land Use
- Noise
- Public Services (Parks)
- Recreation
- Transportation
- Tribal Cultural Resources

Potential impacts to each of these resources will be analyzed further in the EIR.



4.0 REPORT PREPARATION

4.1 LIST OF PREPARERS

Preparers	
Trevor Macenski	Senior Principal
Anna Radonich	Principal Planner
Christine Abraham	Principal Environmental Planner
Jennifer Webster	Environmental Planner
Kaela Johnson	Environmental Planner

5.0 REFERENCES

California Department of Conservation (DOC). 2016. Farmland Mapping and Monitoring System, California Important Farmland Finder. https://maps.conservation.ca.gov/dlrp/ciff/. Accessed May 2022.

California Department of Forestry and Fire Protection (CAL FIRE). 2009. Corona – Very High Fire Hazard Severity Zones in LRA. https://osfm.fire.ca.gov/media/5911/corona.pdf. Accessed May 2022.

California Department of Resources Recycling and Recovery. 2020. Disposal Rate Calculator – Corona 2020. https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/DisposalRateCalculator. Accessed May 2022.

California Department of Resources Recycling and Recovery. 2022a. SWIS Facility/Site Activity Details. El Sobrante Landfill. https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402. Accessed June 2022.

California Department of Resources Recycling and Recovery (CalRecycle). 2022b. SWIS Facility/Site Activity Details. Olinda Alpha Landfill. https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2757?siteID=2093. Accessed June 2022.

California Department of Transportation (Caltrans). Scenic Highway, State Scenic Highway Map. https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed June 2022.

California Geologic Survey (CGS). 2021. California Earthquake Hazards Zone Application, Earthquake Zones of Required Investigation. https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed May 2022.

California State Water Resources Control Board. Geotracker. https://geotracker.waterboards.ca.gov/. Accessed June 2022.

City of Corona. 2019. Corona General Plan Technical Update for the City of Corona, Draft Environmental Impact Report. https://www.coronaca.gov/home/showpublisheddocument/17290/637122799157100000. Accessed May 2022.

City of Corona. 2020. City of Corona 2020 – 2040 General Plan. https://www.coronaca.gov/home/showpublisheddocument/17292/637396648435970000. Accessed May 2022.

City of Corona. 2021a. 2020 Urban Water Management Plan. https://www.coronaca.gov/home/showpublisheddocument/20292/637612402713400000. Accessed May 2022.

City of Corona. 2021b. City of Corona General Plan, Housing Element 2021-2029. https://www.coronaca.gov/home/showpublisheddocument/21174/637707501610300000. Accessed May 2022.

Corona Fire Department (CFD). 2021. 2021 Annual Report. https://www.coronaca.gov/home/showpublisheddocument/21776/637841661637200000. Accessed May 2022.

Corona Police Department (CPD). 2021. 2021 Annual Report. https://www.coronaca.gov/home/showpublisheddocument/21772/637846757873130000. Accessed May 2022.

United States Forest Service (USFS). 2020. Wildlife Hazard Potential, Version 2020 Classified. https://usfs.maps.arcgis.com/home/webmap/viewer.html?useExisting=1&layers=55226e8547f84aae8965210a9801c357. Accessed May 2022.

CITY OF CORONA
NOTICE OF PREPARATION

Notice of Preparation (NOP) of a Draft Supplemental Environmental Impact Report for the City of Corona General Plan Housing Element Update Rezoning Program

TO: Reviewing Agencies and Other Interested Parties

FROM: City of Corona, Lead Agency

PROJECT TITLE: City of Corona General Plan Housing Element Rezoning Program Update

APPLICANT: City of Corona

PUBLIC COMMENT PERIOD: July 1, 2022 through August 1, 2022

The purpose of the NOP is to notify reviewing agencies, including Responsible and Trustee Agencies that the City of Corona, as the Lead Agency will be preparing a Draft Supplemental Environmental Impact Report (SEIR) for the City of Corona General Plan Housing Element Rezoning Program Update for the City's adopted 2021-2029 Housing Element Update.

The City is requesting comments on the scope and content of the Supplemental EIR from Responsible and Trustee agencies, interested public agencies, organizations and the general public pursuant to State of California Environmental Quality Act (CEQA) Guidelines §15082. The City will need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed Project. **The project description, location, and the probable environmental effects are contained in the Initial Study, which can be accessed at** www.CoronaCA.gov/GPUpdate.

Scoping Meeting: As part of the notice of preparation process, the City will hold a public scoping meeting on the future preparation of the Supplemental EIR to the General Plan EIR to receive public comments and suggestions on information that should be included in the environmental analysis for the Project as it relates to the California Environmental Quality Act. The public scoping meeting will be held on July 20, 2022, from 5:00 p.m. to 6:00 p.m. at Corona City Hall, Multi-Purpose Room at 400 S. Vicentia Avenue, Corona, CA 92882.

Public comments can also be submitted in writing and emailed to GPUpdate@CoronaCA.gov or mailed to CITY OF CORONA, CITY HALL, Planning and Development Department, 400 South Vicentia Avenue Corona, California 92882.

Project Location: The Project is located in the City of Corona (Corona), which is in northwestern Riverside County (County). The City is generally bordered by the City of Norco and the City of Riverside to the north and northeast, the City of Chino Hills and the City of Yorba Linda to the northwest, the City of Anaheim to the west, the Cleveland National Forest and the Santa Ana Mountains to the southwest, and

unincorporated Riverside County along the remaining City borders, as shown in Figure 1. The Project is interspersed throughout the City, which has a land area of approximately 40 square miles, as shown in Figure 2. The Project would affect specific parcels within the City, by proposing to rezone parcels to accommodate high density residential uses or an Affordable Housing Overlay (AHO) zone in order to plan for additional affordable housing units.

Project Description: The City's 2021-2029 Draft Housing Element Update was adopted by the City Council on November 3, 2021 and has been reviewed by the California Department of Housing and Community Development (HCD). The City is continuing to work with HCD on obtaining Housing Element compliance.

The General Plan Update EIR certified on June 30, 2020, anticipated an additional 5,494 residential units; however, the State's Regional Housing Needs Assessment (RHNA) allocation for the Housing Element Update now exceeds the City's housing unit projection for Year 2040 in the General Plan Update. The City's total RHNA allocation is 6,088 units with 3,888 allocated to low- and moderate-income housing units, consisting of 2,792 units and 1,096 units, respectively. Currently, the City's RHNA allocation of 6,088 exceeds its projected housing growth by 594 units, in addition to accommodating an additional buffer.

As such, the City is now proposing a rezoning program to accommodate the planning of low- and moderate-income households as required by the state's RHNA allocation for the City. These additional 594 housing units from the RHNA were not known at the time the General Plan Update EIR was prepared, potentially resulting in additional impacts that were not evaluated in the General Plan Update EIR. Therefore, supplemental environmental evaluation pursuant to CEQA is required to address the potential impacts from growth that could occur as a result of Project implementation.

The proposed Project is ultimately implementing the General Plan. As such, the General Plan Update EIR is incorporated by reference herein, as the evaluations of potential environmental impacts associated with adoption of the General Plan include mitigation measures and consistency evaluations which are directly applicable to the proposed Project.

The City's Housing Element Update includes an inventory of properties that are intended to be rezoned to high density residential or an Affordable Housing Overlay (AHO) zone in order to plan for potential sites to accommodate the RHNA allocation of units that would also be suitable for low- and moderate-income units. The AHO zone is a new zone being proposed by the City to establish by-right development standards for affordable housing projects. The AHO zone will cover existing properties that are currently developed with non-residential land uses. The overlay zone will allow current uses to remain but would allow property owners the option to develop per the underlying General Plan and zoning or the AHO zone. The City is proposing to create development standards (i.e., criteria for building setbacks, parking, building height, landscaping, open space amenities, lot coverage, etc.) and architectural design guidelines for the AHO zone.

In addition to the RHNA allocation, a buffer is necessary to ensure that if one or more of the identified candidate sites are developed at lower densities or with non-housing uses, there would be remaining capacity to ensure an ongoing supply of sites for housing during the eight-year-cycle of the Housing Element. If there were no buffer provided, then the City could be obliged to identify new sites and amend the Housing Element if an identified site were developed with a non-housing project or developed at a density less than that anticipated in the Housing Element. The need for a substantial buffer is even more important during this cycle because of new rules in the Housing Accountability Act's "no net loss"

provisions. Senate Bill (SB) 166 (2017) requires that the land inventory and site identification programs in the Housing Element always include sufficient sites to accommodate the unmet RHNA.

Table 1 City of Corona RHNA Allocation & Sites Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	**2,792**	**1,096**	**2,200**	**6,088**
Planned and Approved Units	0	92	2,110	2,202
ADUs Anticipated for Development	46	28	6	80
Remaining RHNA Units Required After Credits	**2,746**	**976**	**84**	**3,806**
Vacant Units	164	24	562	750
Nonvacant Units	82	115	255	452
Potential Rezone	149	219	0	368
Affordable Housing Overlay (60 du/ac maximum)	3,442	930	279	4,651
Total Units	**3,837**	**1,288**	**1,096**	**6,221**
Percent Buffer of Remaining Needs after Credits	**39.5%**	**32%**		
Total Unit Surplus	***1,091***	***312***	***1,012***	**2,415**

Anticipated approvals include, but are not limited to:

1) General Plan Amendment
2) Change of Zone
3) Amendment to Title 17, Zoning Code of the Corona Municipal Code
4) Amendment to various specific plans
5) Adoption of Design Guidelines

Public comments on the Initial Study are invited to be submitted in writing before August 1, 2022. The document is available for review on the city's website at www.CoronaCA.gov/GPUpdate. The document is also available at Corona City Hall in the Planning and Development Department. Comments should be sent to:

CITY OF CORONA, CITY HALL
Planning and Development Department
400 South Vicentia Avenue
Corona, California 92882-2187
Contact: Joanne Coletta, Director
Email: GPUpdate@CoronaCA.gov
(951) 736-2434

Figure 1 Vicinity Map

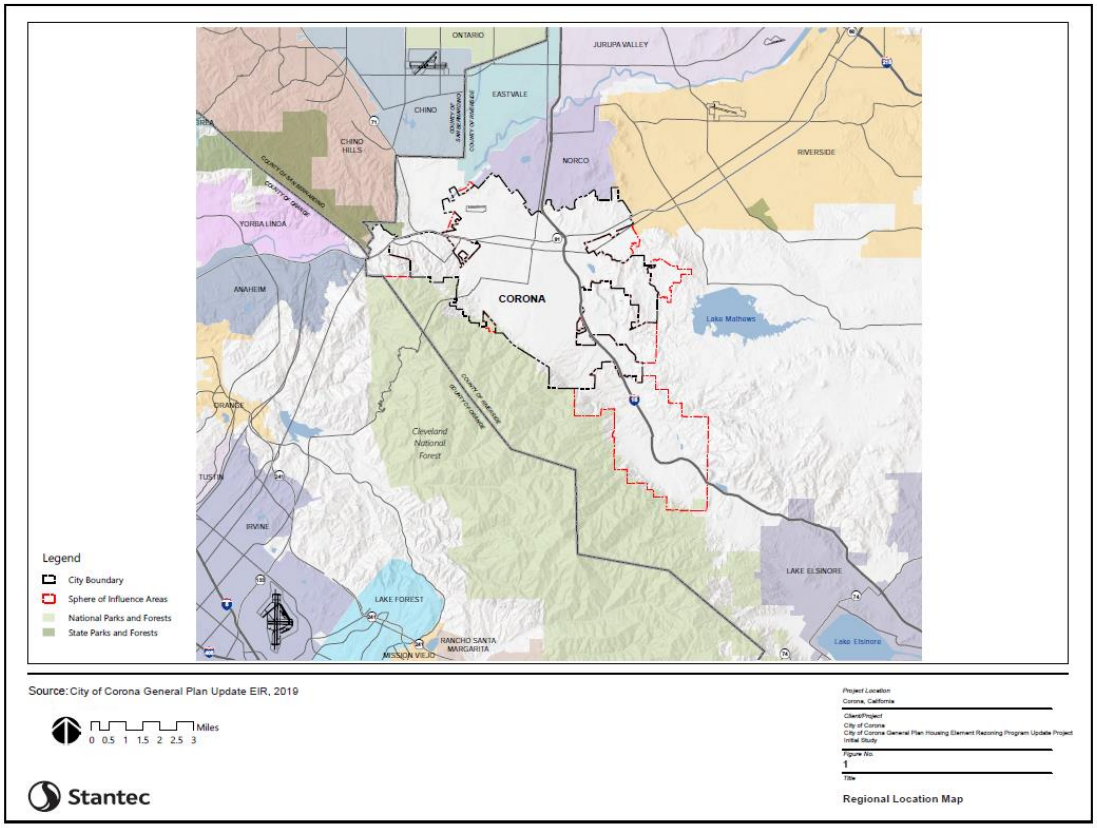
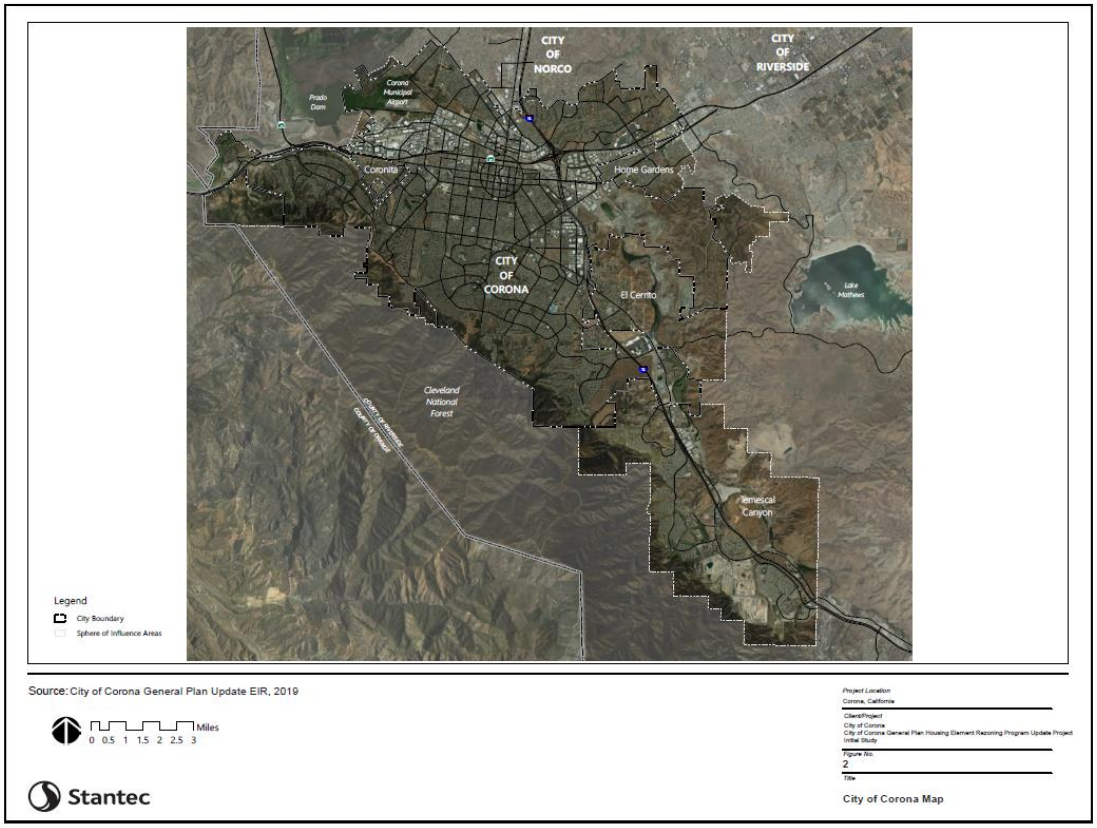


Figure 2 City of Corona Boundary and Sphere of Influence



NOTICE OF PREPARATION

TO:	FROM:	
☒ Reviewing Agencies, Interested Parties, and Organizations California Department of Planning and Research Via Electronic Submittal	Name: Address: Telephone:	City of Corona, Lead Agency 400 S. Vicentia Avenue Suite 120 Corona, CA 92882 (951) 736-2434

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report.

The City of Corona will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The Project description, location, and the potential environmental effects are contained in the attached materials.

☒	A copy of the Initial Study IS attached.
☐	A copy of the Initial Study IS NOT attached.
☒	The proposed project IS considered a project of statewide, regional or areawide significance.
☐	The proposed project IS NOT considered a project of statewide, regional or areawide significance.
☐	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
☒	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
☒	A scoping meeting WILL be held by the Lead Agency.
☐	A scoping meeting WILL NOT be held by the Lead Agency.

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:

Date: July 20, 2022	Time: 5:00 p.m.	Location: Corona City Hall, Multi-Purpose Room, 400 S. Vicentia Avenue, Corona, CA 92882

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your response to Joanne Coletta, Planning & Development Director at the address shown above or email at GPUpdate@CoronaCA.gov. We will need the name of a contact person in your agency.

Project Title:	City of Corona General Plan Housing Element Rezoning Program Update Project
Project Location – Specific: Identify street address and cross street or attach a map showing project site (preferably a U.S.G.S. 15' or 7 ½' topographical map identified by quadrangle name):	City of Corona, California

Project Description:	The City is proposing a rezoning program to accommodate the planning of low and moderate income households as required by the state's Regional Housing Needs Assessment (RHNA) allocation for the City. The City's Housing Element Update includes an inventory of properties that are intended to be rezoned to high density residential or an Affordable Housing Overlay (AHO) zone in order to plan for potential sites to accommodate the RHNA allocation of units that would also be suitable for low- and moderate-income units. The AHO zone is a new zone being proposed by the City to establish by-right development standards for affordable housing projects. The AHO zone will cover existing properties in the City that are currently developed with non-residential land uses. The overlay zone will allow current uses to remain but would allow property owners the option to develop per the underlying General Plan and zoning or the AHO zone. The City is proposing to create development standards (i.e., criteria for building setbacks, parking, building height, landscaping, open space amenities, lot coverage, etc.) and architectural design guidelines for the AHO zone.
Project Applicant (if any):	City of Corona
California Environmental Protection Agency Hazardous Waste List (if applicable):	Click to enter text

Date: June 29, 2022	Signature:	*Joanne Coletta*
	Name:	Joanne Coletta
	Title:	Planning and Development Director
	Telephone:	(951) 736-2434

Consulting firm retained to prepare draft EIR (if applicable):

Name:	Stantec Consulting Services Inc.
Address:	290 Conejo Ridge Avenue
City/State/Zip:	Thousand Oaks, CA 91361
Contact Person:	Christine Abraham

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

General Plan Housing Element Update Rezoning Program

Summary

SCH Number	2022060732
Lead Agency	City of Corona
Document Title	General Plan Housing Element Update Rezoning Program
Document Type	NOP - Notice of Preparation of a Draft EIR
Received	6/30/2022
Present Land Use	Varied land uses across the City of Corona
Document Description	The City is proposing a rezoning program to accommodate the planning of low and moderate income households as required by the state's Regional Housing Needs Assessment (RHNA) allocation for the City. The City's Housing Element Update includes an inventory of properties that are intended to be rezoned to high density residential or an Affordable Housing Overlay (AHO) zone in order to plan for potential sites to accommodate the RHNA allocation of units that would also be suitable for low- and moderate-income units. The AHO zone is a new zone being proposed by the City to establish by-right development standards for affordable housing projects. The AHO zone will cover existing properties in the City that are currently developed with non-residential land uses. The overlay zone will allow current uses to remain but would allow property owners the option to develop per the underlying General Plan and zoning or the AHO zone. The City is proposing to create development standards (i.e., criteria for building setbacks, parking, building height, landscaping, open space amenities, lot coverage, etc.) and architectural design guidelines for the AHO zone.

Contact Information

Name	Joanne Coletta
Agency Name	City of Corona Planning and Development Department
Job Title	Planning and Development Director
Contact Types	Lead/Public Agency
Address	400 S. Vicentia Avenue Suite 120 Corona, CA 92882
Phone	(951) 736-2434
Email	GPUpdate@CoronaCA.gov

Location

Cities	Corona
Counties	Riverside
Regions	Citywide
Cross Streets	Multiple sites across the City of Corona
Parcel #	Multiple APNs listed
State Highways	I-15, SR-91
Railways	Metrolink
Schools	Corona USD campuses and private schools

Notice of Completion

State Review Period Start	7/1/2022
State Review Period End	8/1/2022
State Reviewing Agencies	California Air Resources Board (ARB), California Department of Forestry and Fire Protection (CAL FIRE), California Department of Housing and Community Development (HCD), California Department of Parks and Recreation, California Department of Transportation, District 8 (DOT), California Department of Transportation, Division of Aeronautics (DOT), California Department of Transportation, Division of Transportation Planning (DOT), California Department of Water Resources (DWR), California Governor's Office of Emergency Services (OES), California Highway Patrol (CHP), California Natural Resources Agency, California Public Utilities Commission (CPUC), California Regional Water Quality Control Board, Santa Ana Region 8 (RWQCB), California State Lands Commission (SLC), Department of Toxic Substances Control, Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Drinking Water, District 20, State Water Resources Control Board, Division of Water Quality, State Water Resources Control Board, Division of Water Rights, California Native American Heritage Commission (NAHC), California Department of Fish and Wildlife, Inland Deserts Region 6 (CDFW)
State Reviewing Agency Comments	California Native American Heritage Commission (NAHC), California Department of Fish and Wildlife, Inland Deserts Region 6 (CDFW)
Development Types	Residential (Maximum residential units with buffer for planning purposes)(Units 2415, Acres 111.45)
Local Actions	General Plan Amendment, General Plan Element, Specific Plan, Rezone, Redevelopment
Project Issues	Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Land Use/Planning, Mineral Resources, Noise, Public Services, Transportation, Tribal Cultural Resources

Attachments

Draft Environmental Document [Draft IS, NOI_NOA_Public notices, OPR Summary Form, Appx,]	Corona_Rezone_AHO_Initial_Study PDF 3863 K Corona_Rezoning_AHO_NOP PDF 482 K
Notice of Completion [NOC] Transmittal form	NOC_Corona_Rezone_AHO PDF 235 K
State Comment Letters [Comments from state reviewing agencies]	2022060732_CDFW Comment Letter PDF 560 K 2022060732_NAHC Comment PDF 234 K

Disclaimer: The Governor's Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at state.clearinghouse@opr.ca.gov or via phone at (916) 445-0613. For more information, please visit OPR's Accessibility Site.

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL: July 26, 2022
GPUpdate@CoronaCA.gov
Joanne Coletta, Director
City of Corona
Planning and Development Department
400 South Vecentia Avenue
Corona, California 92882

Notice of Preparation of a Draft Supplemental Environmental Impact Report for the City of Corona General Plan Housing Element Rezoning Program Update (Proposed Project)

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. Our comments are recommendations on the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Supplemental Environmental Impact Report (SEIR). Please send a copy of the Draft SEIR upon its completion and public release directly to South Coast AQMD as copies of the Draft SEIR submitted to the State Clearinghouse are not forwarded. **In addition, please send all appendices and technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all emission calculation spreadsheets, and air quality modeling and health risk assessment input and output files (not PDF files). Any delays in providing all supporting documentation for our review will require additional review time beyond the end of the comment period.**

CEQA Air Quality Analysis

Staff recommends that the Lead Agency use South Coast AQMD's CEQA Air Quality Handbook and website[1] as guidance when preparing the air quality and greenhouse gas analyses. It is also recommended that the Lead Agency use the CalEEMod[2] land use emissions software, which can estimate pollutant emissions from typical land use development and is the only software model maintained by the California Air Pollution Control Officers Association.

South Coast AQMD has developed both regional and localized significance thresholds. South Coast AQMD staff recommends that the Lead Agency quantify criteria pollutant emissions and compare the emissions to South Coast AQMD's CEQA regional pollutant emissions significance thresholds[3] and localized significance thresholds (LSTs)[4] to determine the Proposed Project's air quality impacts. The localized analysis can be conducted by either using the LST screening tables or performing dispersion modeling.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated.

[1] South Coast AQMD's CEQA Handbook and other resources for preparing air quality analyses can be found at: http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook.
[2] CalEEMod is available free of charge at: www.caleemod.com.
[3] South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf.
[4] South Coast AQMD's guidance for performing a localized air quality analysis can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds.

Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips, and hauling trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers and air pollution control devices), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA ***operational*** thresholds to determine the level of significance.

If the Proposed Project generates diesel emissions from long-term construction or attracts diesel-fueled vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment[5].

Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants and include schools, daycare centers, nursing homes, elderly care facilities, hospitals, and residential dwelling units. The Proposed Project may include residential units located in close proximity to freeways or other sources of air pollution like railroad tracks, and to facilitate the purpose of an EIR as an informational document, it is recommended that the Lead Agency perform a mobile source health risk assessment[5] to disclose the potential health risks[6].

The California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*[7] is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process with additional guidance on strategies to reduce air pollution exposure near high-volume roadways available in CARB's technical advisory[8].

The South Coast AQMD's *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*[9] includes suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. It is recommended that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions.

Mitigation Measures

In the event that the Proposed Project results in significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize these impacts. Any impacts resulting from mitigation measures must also be analyzed. Several resources to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project include South Coast AQMD's CEQA Air Quality Handbook[1], South Coast AQMD's Mitigation Monitoring and Reporting Plan for the 2016 Air Quality Management Plan[10], and Southern California Association of

[5] South Coast AQMD's guidance for performing a mobile source health risk assessment can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis.
[6] *Ibid.*
[7] CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* can be found at: http://www.arb.ca.gov/ch/handbook.pdf.
[8] CARB's technical advisory can be found at: https://www.arb.ca.gov/ch/landuse.htm.
[9] South Coast AQMD. 2005. *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*. Available at: http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf.
[10] South Coast AQMD's 2016 Air Quality Management Plan can be found at: http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf (starting on page 86).

Government's Mitigation Monitoring and Reporting Plan for the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy[11].

Health Risk Reduction Strategies

Many strategies are available to reduce exposures, including, but are not limited to, building filtration systems with MERV 13 or better, or in some cases, MERV 15 or better is recommended; building design, orientation, location; vegetation barriers or landscaping screening, etc. Enhanced filtration units are capable of reducing exposures. However, enhanced filtration systems have limitations. For example, in a study that South Coast AQMD conducted to investigate filters[12], a cost burden is expected to be within the range of $120 to $240 per year to replace each filter panel. The initial start-up cost could substantially increase if an HVAC system needs to be installed and if standalone filter units are required. Installation costs may vary and include costs for conducting site assessments and obtaining permits and approvals before filters can be installed. Other costs may include filter life monitoring, annual maintenance, and training for conducting maintenance and reporting. In addition, because the filters would not have any effectiveness unless the HVAC system is running, there may be increased energy consumption that the Lead Agency should evaluate in the Draft SEIR. It is typically assumed that the filters operate 100 percent of the time while residents are indoors, and the environmental analysis does not generally account for the times when the residents have their windows or doors open or are in common space areas of the project. These filters have no ability to filter out any toxic gases. Furthermore, when used filters are replaced, replacement has the potential to result in emissions from the transportation of used filters at disposal sites and generate solid waste that the Lead Agency should evaluate in the Draft SEIR. Therefore, the presumed effectiveness and feasibility of any filtration units should be carefully evaluated in more detail prior to assuming that they will sufficiently alleviate exposures to diesel particulate matter emissions.

South Coast AQMD staff is available to work with the Lead Agency to ensure that air quality, greenhouse gas, and health risk impacts from the Proposed Project are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at mmorris@aqmd.gov.

Sincerely,

Michael Morris

Michael Morris
Planning and Rules Manager, CEQA IGR
Planning, Rule Development & Area Sources

MM
RVC220712-02
Control Number

[11] Southern California Association of Governments' 2020-2045 RTP/SCS can be found at: https://www.connectsocal.org/Documents/PEIR/certified/Exhibit-A_ConnectSoCal_PEIR.pdf.

[12] This study evaluated filters rated MERV 13 or better. Accessed at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/aqmdpilotstudyfinalreport.pdf. Also see 2012 Peer Review Journal article by South Coast AQMD: https://onlinelibrary.wiley.com/doi/10.1111/ina.12013.

SCAG
INNOVATING FOR A BETTER TOMORROW

SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

REGIONAL COUNCIL OFFICERS

President
Jan C. Harnik, Riverside County Transportation Commission

First Vice President
Carmen Ramirez, County of Ventura

Second Vice President
Art Brown, Buena Park

Immediate Past President
Clint Lorimore, Eastvale

COMMITTEE CHAIRS

Executive/Administration
Jan C. Harnik, Riverside County Transportation Commission

Community, Economic & Human Development
Frank Yokoyama, Cerritos

Energy & Environment
Deborah Robertson, Rialto

Transportation
Ray Marquez, Chino Hills

August 1, 2022

Joanne Coletta, Director
City of Corona, Planning and Development Department
400 South Vicentia Avenue
Corona, California 92882
Phone: (951) 736-2434
E-mail: GPUpdate@CoronaCA.gov

RE: SCAG Comments on the Notice of Preparation of a Draft Supplemental Environmental Impact Report for the City of Corona General Plan Housing Element Update Rezoning Program [SCAG NO. IGR10678]

Dear Joanne Coletta,

Thank you for submitting the Notice of Preparation of a Draft Supplemental Environmental Impact Report for the City of Corona General Plan Housing Element Update Rezoning Program ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is responsible for providing informational resources to regionally significant plans, projects, and programs per the California Environmental Quality Act (CEQA) to facilitate the consistency of these projects with SCAG's adopted regional plans, to be determined by the lead agencies.[1]

Pursuant to Senate Bill (SB) 375, SCAG is the designated Regional Transportation Planning Agency under state law and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS). SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and align with RTP/SCS policies. Finally, SCAG is the authorized regional agency for Intergovernmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372.

SCAG staff has reviewed the Notice of Preparation of a Draft Supplemental Environmental Impact Report for the City of Corona General Plan Housing Element Update Rezoning Program in Riverside County. The proposed project includes an update to the City's Housing Element to add a rezoning program to accommodate the planning of low- and moderate-income households.

When available, please email environmental documentation to IGR@scag.ca.gov providing, at a minimum, the full public comment period for review.

If you have any questions regarding the attached comments, please contact the Intergovernmental Review (IGR) Program, attn.: Annaleigh Ekman, Associate Regional Planner, at (213) 630-1427 or IGR@scag.ca.gov. Thank you.

Sincerely,

Frank Wen, Ph.D.
Manager, Planning Strategy Department

[1] Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2020 RTP/SCS (Connect SoCal) for the purpose of determining consistency for CEQA.

COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF CORONA GENERAL PLAN HOUSING ELEMENT UPDATE REZONING PROGRAM [SCAG NO. IGR10678]

CONSISTENCY WITH CONNECT SOCAL

SCAG provides informational resources to facilitate the consistency of the proposed project with the adopted 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS or Connect SoCal). For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with Connect SoCal.

CONNECT SOCAL GOALS

The SCAG Regional Council fully adopted Connect SoCal in September 2020. Connect SoCal, also known as the 2020 – 2045 RTP/SCS, builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health. The goals included in Connect SoCal may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project. Among the relevant goals of Connect SoCal are the following:

SCAG CONNECT SOCAL GOALS	
Goal #1:	*Encourage regional economic prosperity and global competitiveness*
Goal #2:	*Improve mobility, accessibility, reliability and travel safety for people and goods*
Goal #3:	*Enhance the preservation, security, and resilience of the regional transportation system*
Goal #4:	*Increase person and goods movement and travel choices within the transportation system*
Goal #5:	*Reduce greenhouse gas emissions and improve air quality*
Goal #6:	*Support healthy and equitable communities*
Goal #7:	*Adapt to a changing climate and support an integrated regional development pattern and transportation network*
Goal #8:	*Leverage new transportation technologies and data-driven solutions that result in more efficient travel*
Goal #9:	*Encourage development of diverse housing types in areas that are supported by multiple transportation options*
Goal #10:	*Promote conservation of natural and agricultural lands and restoration of habitats*

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG CONNECT SOCAL GOALS		
	Goal	Analysis
Goal #1:	*Encourage regional economic prosperity and global competitiveness*	*Consistent: Statement as to why;* *Not-Consistent: Statement as to why;* *Or* *Not Applicable: Statement as to why;* *DEIR page number reference*
Goal #2:	*Improve mobility, accessibility, reliability and travel safety for people and goods*	*Consistent: Statement as to why;* *Not-Consistent: Statement as to why;* *Or* *Not Applicable: Statement as to why;* *DEIR page number reference*
etc.		etc.

Connect SoCal Strategies

To achieve the goals of Connect SoCal, a wide range of land use and transportation strategies are included in the accompanying twenty (20) technical reports. Of particular note are multiple strategies included in Chapter 3 of Connect SoCal intended to support implementation of the regional Sustainable Communities Strategy (SCS) framed within the context of focusing growth near destinations and mobility options; promoting diverse housing choices; leveraging technology innovations; supporting implementation of sustainability policies; and promoting a Green Region. To view Connect SoCal and the accompanying technical reports, please visit the Connect SoCal webpage. Connect SoCal builds upon the progress from previous RTP/SCS cycles and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that helps the SCAG region strive towards a more sustainable region, while meeting statutory requirements pertinent to RTP/SCSs. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

DEMOGRAPHICS AND GROWTH FORECASTS

A key, formative step in projecting future population, households, and employment through 2045 for Connect SoCal was the generation of a forecast of regional and county level growth in collaboration with expert demographers and economists on Southern California. From there, jurisdictional level forecasts were ground-truthed by subregions and local agencies, which helped SCAG identify opportunities and barriers to future development. This forecast helps the region understand, in a very general sense, where we are expected to grow, and allows SCAG to focus attention on areas that are experiencing change and may have increased transportation needs. After a year-long engagement effort with all 197 jurisdictions one-on-one, 82 percent of SCAG's 197 jurisdictions provided feedback on the forecast of future growth for Connect SoCal. SCAG also sought feedback on potential sustainable growth strategies from a broad range of stakeholder groups – including local jurisdictions, county transportation commissions, other partner agencies, industry groups, community-based organizations, and the general public. Connect SoCal utilizes a bottom-up approach in that total projected growth for each jurisdiction reflects feedback received from jurisdiction staff, including city managers, community development/planning directors, and local staff. Growth at the neighborhood level (i.e., transportation analysis zone (TAZ) reflects entitled projects and adheres to current general and specific plan maximum densities as conveyed by jurisdictions (except in cases where entitled projects and development agreements exceed these capacities as calculated by SCAG). Neighborhood level growth projections also feature strategies that help to reduce greenhouse gas emissions (GHG) from automobiles and light trucks to achieve Southern California's GHG reduction target, approved by the California Air Resources Board (CARB) in accordance with state planning law. Connect SoCal's Forecasted Development Pattern is utilized for long range modeling purposes and does not supersede actions taken by elected bodies on future development, including entitlements and development agreements. SCAG does not have the authority to implement the plan -- neither through decisions about what type of development is built where, nor what transportation projects are ultimately built, as Connect

SoCal is adopted at the jurisdictional level. Achieving a sustained regional outcome depends upon informed and intentional local action. To access jurisdictional level growth estimates and forecasts for years 2016 and 2045, please refer to the Connect SoCal Demographics and Growth Forecast Technical Report. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts				Adopted City of Corona Forecasts			
	Year 2020	**Year 2030**	**Year 2035**	**Year 2045**	**Year 2020**	**Year 2030**	**Year 2035**	**Year 2045**
Population	19,517,731	20,821,171	21,443,006	22,503,899	166,904	174,061	177,702	185,073
Households	6,333,458	6,902,821	7,170,110	7,633,451	47,358	49,407	50,437	52,444
Employment	8,695,427	9,303,627	9,566,384	10,048,822	81,271	84,480	85,547	92,776

MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for Connect SoCal for guidance, as appropriate. SCAG's Regional Council certified the PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on May 7, 2020 and also adopted a PEIR Addendum and amended the MMRP on September 3, 2020 (please see the PEIR webpage and scroll to the bottom of the page for the PEIR Addendum). The PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.

REGIONAL HOUSING NEEDS ALLOCATION

On March 4, 2021 SCAG's Regional Council adopted the 6th cycle Final Regional Housing Needs Assessment (RHNA) Allocation Plan which covers the planning period October 2021 through October 2029. The 6th cycle Final RHNA allocation for the applicable jurisdiction is below.

SCAG 6th Cycle Final RHNA Allocation for City of Corona	
Income Category	**RHNA Allocation (Units)**
Very low income	1752
Low income	1040
Moderate income	1096
Above moderate income	2200
Total RHNA Allocation	6088

Sixth cycle housing elements were due to the California Department of Housing and Community Development (HCD) by October 15, 2021. SCAG encourages jurisdictions to adopt a housing element in compliance with State housing law as determined by review from HCD. Jurisdictions that do not have an adopted compliant housing element may be ineligible for certain State funding and grant opportunities and may be at risk for legal action from stakeholders or HCD.

SCAG staff would like to call your attention to SCAG's HELPR 2.0, a web-mapping tool developed by SCAG to help local jurisdictions and stakeholders understand local land use, site opportunities, and environmental sensitivities for aligning housing planning with the state Department of Housing and Community Development's (HCD) 6th cycle housing element requirements.

From: Abraham, Christine
To: Abraham, Christine
Subject: FW: City of Corona General Plan Housing element rezoning program
Date: Tuesday, August 23, 2022 8:38:17 AM
Attachments: image004.png
image005.png

From: Joanne Coletta <Joanne.Coletta@CoronaCA.gov>
Sent: Monday, July 18, 2022 2:09 PM
To: Vega, Jaqueline <JaVega@RIVCO.ORG>; GPUpdate <GPUpdate@CoronaCA.gov>
Cc: Rull, Paul <PRull@RIVCO.ORG>
Subject: RE: City of Corona General Plan Housing element rezoning program

Jaqueline,

Thank you for your response to the city's Housing Element Rezoning Program. I would like to provide clarification as it relates to Corona Municipal Airport Influence Area.

The city updated its General Plan in 2020 and the ALUC on March 12, 2020 determined the city's General Plan to be consistent with the 2004 Corona Municipal Airport Land Use Compatibility Plan. Attached is the letter the city received from the ALUC.

The city is proposing a housing overlay zone to existing properties to meet its Regional Housing Needs Assessment identified in the General Plan Housing Element. The overlay zone will not change the underlying zoning of the property. For example, if a property is zoned C-3/AHO, it means the C-3 uses can continue, but the site can be redeveloped to accommodate affordable housing. Additionally, the letter from the ALUC indicates that the city is only subject to ALUC review if changes are proposed within the Airport Influence Area.

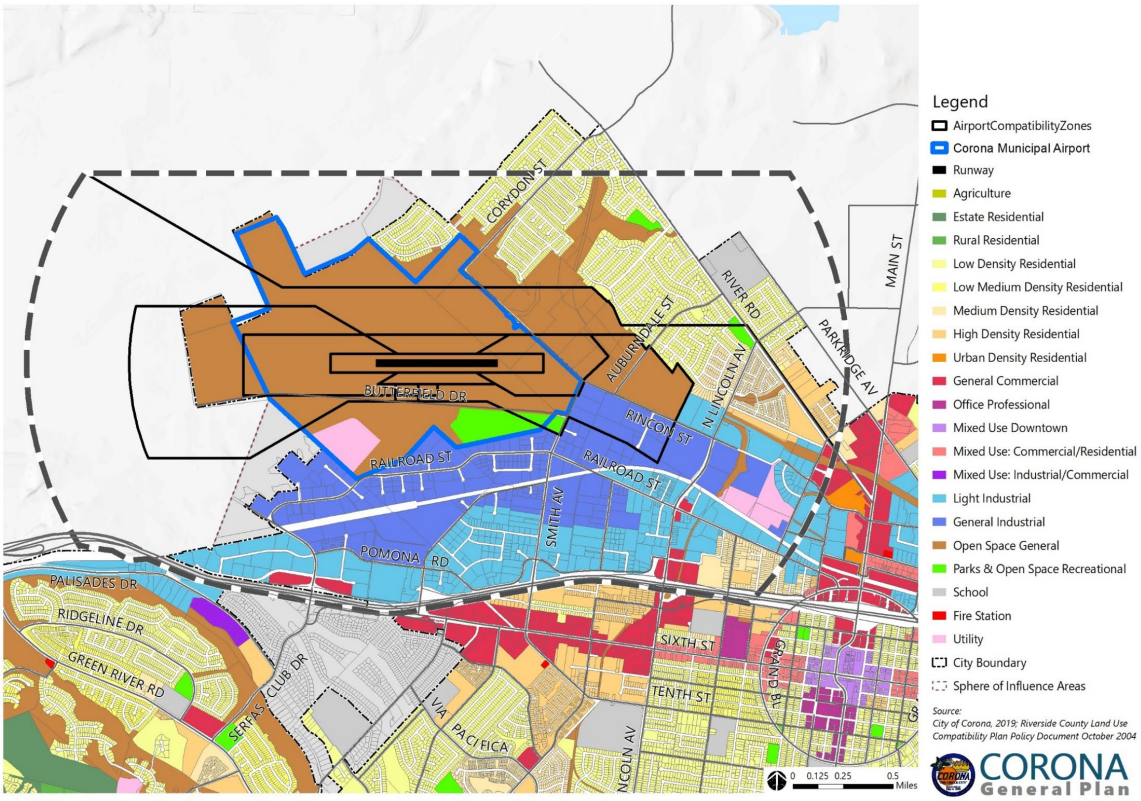
The below exhibits show the Corona Airport Influence Area and the properties within the city that are being rezoned to have an affordable housing overlay zone. The subject properties are outside the AIA, except for one property located at the corner of Lincoln Avenue and Railroad Avenue (APN 118-210-041). The zoning of this property will remain C-3 (General Commercial), but will have an affordable housing overlay zone should the owner in the future be interested in redeveloping the site with affordable housing.

The city is on a compressed timeline to meet the state's rezoning deadline by October 15, 2022. Therefore, the review of this one parcel by the ALUC will likely overlap with the city's process or occur afterwards. Therefore, the city can hold off adopting the rezoning on this one parcel until its reviewed by the ALUC.

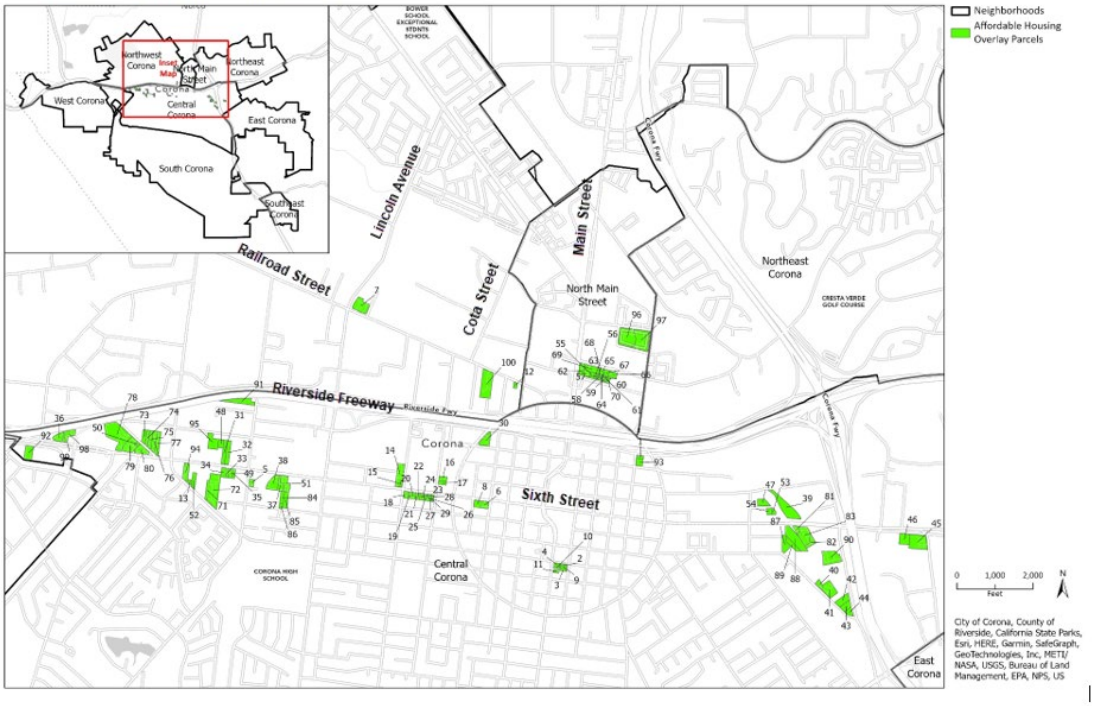
Please let me know if you have additional questions.

Thank you.

Joanne



Proposed Affordable Housing Overlay Zones



From: Vega, Jaqueline <JaVega@RIVCO.ORG>

From: Joanne Coletta
To: Rull, Paul
Cc: Vega, Jaqueline
Subject: RE: City of Corona General Plan Housing element rezoning program
Attachments: image001.png
image003.png
image004.png
ALUC Application Letter.pdf

Hello, Paul.

The City of Corona put together an application package for a non-impact legislative review. The application package will be sent FedEx to your office along with a check for the application fee.

Attached is a copy of the cover letter (without attachments) that is included as part of the application package.

Please do not hesitate to contact me if you have any questions during your review of the material.

Thank you.

Joanne

From: Rull, Paul <PRull@RIVCO.ORG>
Sent: Tuesday, July 19, 2022 1:16 PM
To: Joanne Coletta <Joanne.Coletta@CoronaCA.gov>
Cc: Vega, Jaqueline <JaVega@RIVCO.ORG>
Subject: RE: City of Corona General Plan Housing element rezoning program

[CAUTION] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Thank you for the conversation Joanne.

As a recap, ALUC staff will wait for your application (see attached) submittal sometime near the end of August when your consultant has finished the working document.

The project will be reviewed administratively by ALUC as a "non-impact legislative" case with a fee amount of $420, and review can be completed in a couple of days.

Thank you.

If you have any questions, please feel free to contact me.

Paul Rull
ALUC Director

From: Rull, Paul
Sent: Monday, July 18, 2022 2:49 PM
To: Joanne Coletta <Joanne.Coletta@CoronaCA.gov>
Subject: RE: City of Corona General Plan Housing element rezoning program

Thank you Joanne for your comments.

As you are aware, ALUC review is required under PUC Section 21676 for any GPA or zoning amendment within an AIA. Based on your summary, it appears that one parcel of the overall project (APN 118-210-041) is located within Zone D of the Corona AIA, and therefore the City's Housing Element update would be subject to ALUC review. In addition, any future rezoning of the property would also require ALUC review.

If timing is of a particular concern, there is the potential that this project "could" be reviewed by ALUC as a non-impact legislative case which does not require a public hearing and can be expediated quickly, but in order to determine this, additional information would be needed regarding the "affordable housing overlay" for this parcel (as it relates with the underlying compatibility Zone D).

I will be in the office tomorrow if you would like to discuss the matter further.

Paul Rull
ALUC Director

From: Joanne Coletta <Joanne.Coletta@CoronaCA.gov>
Sent: Monday, July 18, 2022 2:09 PM
To: Vega, Jaqueline <JaVega@RIVCO.ORG>; GPUpdate <GPUpdate@CoronaCA.gov>
Cc: Rull, Paul <PRull@RIVCO.ORG>
Subject: RE: City of Corona General Plan Housing element rezoning program

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Jaqueline,

Thank you for your response to the city's Housing Element Rezoning Program. I would like to provide clarification as it relates to Corona Municipal Airport Influence Area.

The city updated its General Plan in 2020 and the ALUC on March 12, 2020 determined the city's General Plan to be consistent with the 2004 Corona Municipal Airport Land Use Compatibility Plan. Attached is the letter the city received from the ALUC.

The city is proposing a housing overlay zone to existing properties to meet its Regional Housing Needs Assessment identified in the General Plan Housing Element. The overlay zone will not change the underlying zoning of the property. For example, if a property is zoned C-3/AHO, it means the C-3 uses can continue, but the site can be redeveloped to accommodate affordable housing. Additionally, the letter from the ALUC indicates that the city is only subject to ALUC review if changes are proposed within the Airport Influence Area.

The below exhibits show the Corona Airport Influence Area and the properties within the city that are being rezoned to have an affordable housing overlay zone. The subject properties are outside the AIA, except for one property located at the corner of Lincoln Avenue and Railroad Avenue (APN 118-210-041). The zoning of this property will remain C-3 (General Commercial), but will have an affordable housing overlay zone should the owner in the future be interested in redeveloping the site with affordable housing.

The city is on a compressed timeline to meet the state's rezoning deadline by October 15, 2022. Therefore, the review of this one parcel by the ALUC will likely overlap with the city's process or occur afterwards. Therefore, the city can hold off adopting the rezoning on this one parcel until its reviewed by the ALUC.

Please let me know if you have additional questions.

Thank you.

Joanne

Sent: Tuesday, July 12, 2022 10:54 AM
To: GPUpdate <GPUpdate@CoronaCA.gov>
Cc: Rull, Paul <PRull@RIVCO.ORG>
Subject: City of Corona General Plan Housing element rezoning program

You don't often get email from javega@rivco.org. Learn why this is important

[CAUTION] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom this may concern,

Thank you for transmitting the above referenced project to ALUC for review. Please note that the proposed project is located Citywide within Corona Municipal AIA, and review by ALUC is required because of the legislative action.

Please see attached our application.

Please contact me for any questions.

Jackie Vega
Urban Regional Planner I

Riverside County Airport Land Use Commission
4080 Lemon Street, 14th Floor
Riverside, Ca 92501
(951) 955-0982
Javega@RIVCO.ORG
www.rcaluc.org

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

PLANNING & DEVELOPMENT DEPARTMENT
"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882
P (951) 736-2262
www.CoronaCA.gov

August 30, 2022

Paul Rull, ALUC Director
Riverside County Airport Land Use Commission
County Administrative Center
4080 Lemon Street, 14th Floor
Riverside, CA 92501

CC: Via Email PRULL@RVCO.ORG

RE: Non-Impact Legislative Review by ALUC Director
City of Corona General Plan Housing Element Rezoning Program
Zone Change and General Plan Amendment on APN 118-210-041

Dear Mr. Rull:

The City of Corona is proposing an Affordable Housing Overlay Zone on several properties within the City to meet its Regional Housing Needs Assessment identified in the General Plan Housing Element. One property is located within the boundary of Corona Municipal Airport Compatibility Zone D, which requires review by the ALUC.

The subject property is located at 1065 Railroad Street (APN 118-210-041). The zoning of the property is C-3 (General Commercial) and the General Plan is GC (General Commercial). The zone change will apply an Affordable Housing Overlay (AHO) to the property. The existing C-3 zone will remain on the property, but the overlay zone will allow residential uses, which is not currently allowed in the C-3 zone. The General Plan will also be amended to change the land use from GC to Mixed Use 1, which will allow for commercial and residential.

The AHO zone is for high density residential development with a density range between 36 to 60 dwelling units to the acre. The density range meets the minimum residential density of 5 dwelling units to the acre required by Airport Compatibility Zone D.

The proposed change to the City's General Plan Land Use Element Table is provided as part of the application. The exhibit describes the density allowed in the MU1 designation if the property includes an AHO zone. The property location is also included for reference.

The proposed change in land use is consist with Corona General Plan Land Policy 23.4, which is to

> *Review proposed projects within the airport influence area of the Corona Municipal Airport for consistency with applicable airport land use compatibility plan policies adopted by the Riverside County Airport Land Use Commission and City of Corona.*

The AHO zone and MU1 General Plan land use designation allows a residential density range of 36 to 60 du/ac which exceeds the minimum density of 5 du/ac for Airport Land Use Compatibility Zone D.

The proposed change in land use is consist with Corona General Plan Land Policy 23.8, which is to

> *Prior to the adoption or amendment of the general plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the airport influence area of any airport land use compatibility plan, refer such proposed actions to the ALUC for review and determination as provided by the airport land use law.*

The AHO zone and MU1 General Plan land use designation is compatible with Airport Land Use Compatibility Zone D and falls within the scope of a non-impact legislative review by the ALUC.

Sincerely,

Joanne Coletta

Joanne Coletta
Planning & Development Director

Attachments

AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

RECEIVED
APR 02 2020
COMMUNITY DEVELOPMENT DEPT.

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St.,14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

March 26, 2020

Ms. Joanne Coletta, Community Development Director
City of Corona
400 S. Vicentia Avenue
Corona, CA 92882

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1012CO20
Related File Nos.: City of Corona General Plan 2040/General Plan Technical Update
APNs: Citywide

Dear Ms. Coletta:

On March 12, 2020, the Riverside County Airport Land Use Commission (ALUC) found the proposed City of Corona General Plan 2040/General Plan Technical Update, as amended to include the Notes specified below, **CONSISTENT** with the 2004 Corona Municipal Airport Land Use Compatibility Plan.

This determination of consistency is contingent upon action by the City Council of the City of Corona adopting this General Plan Update with the Notes specified below, with only such additional changes (if any) as may be reviewed by the ALUC Director and determined to be de minimis relative to airport compatibility. Any other changes to the proposed text and/or mapped designations of land within the Airport Influence Area will require subsequent review and additional hearing(s) by the Riverside County Airport Land Use Commission.

Add a Note 3 to Table LU-1 applicable to the Low Density Residential designation stating as follows: "Within Airport Compatibility Zone D, new development must have a density of at least 5 dwelling units per acre."

Add a Note 4 to Table LU-1 applicable to the General Commercial, Office Professional, General Industrial, and Light Industrial designations stating as follows: "Permissible intensity levels [maximum FARs] are lower within Airport Compatibility Zones C and D of the Corona Municipal Airport Influence Area, where limitations on the number of persons per acre apply."

Supporting documentation, including but not limited to the entire text of the proposed General Plan as submitted on January 14, 2020, was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas, click 03-12-20 Agenda, Bookmark Agenda Item 3.1.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

cc: Curtis Showalter, Manager, Corona Municipal Airport

Y:\AIRPORT CASE FILES\Corona\ZAP1012CO20\ZAP1012CO20.LTR.doc

COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.1
HEARING DATE:	March 12, 2020
CASE NUMBER:	ZAP1012CO20 – City of Corona (Representative: Joanne Coletta, Community Development Director)
APPROVING JURISDICTION:	City of Corona
JURISDICTION CASE NO:	General Plan 2040 – General Plan Technical Update
LAND USE PLAN:	2004 Corona Municipal Airport Land Use Compatibility Plan
a. Airport Influence Area:	Corona Municipal Airport
b. Land Use Policy:	all Airport Compatibility Zones (A, B1, B2, C, D, and E)
c. Noise Levels:	From below 55 CNEL to above 65 CNEL (within airport grounds)

MAJOR ISSUES: Although most of the land area in Compatibility Zone D is designated for nonresidential uses, portions of the northeasterly area of Zone D are designated Low Density Residential (3 to 6 dwelling units per acre). For most of this area, the designation reflects the density of existing built-out neighborhoods. However, to the extent that this designation would permit subdivision of larger parcels in a manner that would result in net densities less than five dwelling units per acre, this would conflict with the Zone D prohibition of intermediate densities. To resolve this potential conflict, ALUC staff is recommending adding a Note stating that new Low Density Residential development within Zone D must have a density of at least 5 dwelling units per acre.

In 2004, Mead & Hunt noted that nonresidential intensities in Compatibility Zones C and D were potentially inconsistent with Compatibility Plan criteria. To resolve this potential conflict, ALUC staff is recommending adding a Note stating that permissible intensity levels (maximum FARs) are lower within Compatibility Zones C and D of the Corona Municipal Airport Influence Area, where limitations on the number of persons per acre apply.

RECOMMENDATIONS:

Provided that the Notes referenced above and specified on page 5 of this report are added to the General Plan document, staff recommends that the proposed City of Corona General Plan 2040/General Plan Technical Update be found CONSISTENT with the Corona Municipal Airport Land Use Compatibility Plan.

PROJECT DESCRIPTION: The City of Corona proposes to adopt an updated General Plan ("General Plan 2040"), including the following elements: Land Use, Housing, Circulation, Noise, Public Safety, Environmental Resources (including Conservation and Open Space), Healthy Community (including Environmental Justice), Infrastructure and Utilities, Community Design, Parks, Recreation, Cultural Arts, and Education, Economic Development, and Historic Resources. An Introduction chapter is also included.

PROJECT LOCATION: Citywide (Note: Except for objects 200 feet or greater in height, the jurisdiction of the Airport Land Use Commission is limited to the portions of the City within the Airport Influence Area of Corona Municipal Airport.)

BACKGROUND:

2004 CONSISTENCY REVIEW OF 2003 DRAFT GENERAL PLAN: At the time of preparation of the 2004 Corona Municipal Airport Land Use Compatibility Plan ("CMALUCP"), Plan consultant Mead & Hunt conducted a preliminary consistency review of the City's 2003 Draft General Plan and cited concerns relating to nonresidential intensities in Compatibility Zones C and D, allowance for residential development in areas subject to noise levels exceeding 60 dB CNEL, Citywide height limit of 55 feet, and failure to acknowledge ALUC coordination.

AIRPORT LAND USE COMPATIBILITY REFERENCES IN GENERAL PLAN TEXT:

Land Use Element: The proposed Land Use Element includes a discussion of Corona Municipal Airport on page LU-57, and the following page specifies the City's goal and policies.

Goal LU-23 is to "Maintain and improve the Corona Municipal Airport as a general aviation facility consistent with its approved master plan and all applicable county, state, and federal regulations and local ordinances."

Policy LU-23.2 states as follows: "Work cooperatively with the Riverside County Airport Land Use Commission in periodically refining, implementing, and protecting airport influence zones around the Corona Municipal Airport."

Policy LU-23.3 states that the City will "Work to limit the encroachment of uses that potentially pose a threat to continued airport operations, including intensification of residential, commercial, and industrial facilities within the airport safety zone and areas impacted by airport noise."

Policy LU-23.4 states that the City will "Review proposed projects within the airport influence area of the Corona Municipal Airport for consistency with applicable airport land use compatibility plan policies adopted by the Riverside County Airport Land Use Commission and City of Corona."

Policy LU-23.5 states that the City will "limit building heights and land use intensities beneath airport approaches and departure paths to protect public safety, comply with the Corona Municipal Airport Land Use Compatibility Plan, and applicable state and federal regulations."

Policy LU-23.8 states that "Prior to the adoption or amendment of the general plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the airport influence area of any airport land use compatibility plan, [the City will] refer such proposed actions to the ALUC for review and determination as provided by the airport land use law."

Safety Element: The proposed Safety Element includes a discussion of airport hazards on page PS-27, a description of our airport zones and a small map of the zones on page PS-28, and the following page specifies the City's goal and policies.

Goal PS-4 is to "Implement land use restrictions and review procedures that encourage adequate protection of the community, its residents, and business from airport land use and flight-related hazards."

Policy PS-4.3 states that the City will "Ensure that review by the Riverside County Airport Land Use Commission for projects within the airport influence area occurs within the early stages of the development review process by the City and prior to project approval by the City."

Policy PS-4.6 states that the City will "Periodically monitor the potential for wildlife hazards to the flights and operations of the Corona Municipal Airport emanating from the Prado Basin, retention basins, golf courses, Santa Ana River, or other areas. Comply with federal wildlife strike hazards regulations if hazard exists."

Policy PS-4.7 states that the City will "Periodically consult with the Riverside County Airport Land Use Commission in matters affecting the operation of the Corona Municipal Airport and in regard to proposed development within the Influence Area that affect the safety and operations of the airport."

LAND USE DESIGNATIONS AND COMPATIBILITY ZONES:

Compatibility Zones B1 and B2: All of the land in Compatibility Zones A and B2, and almost all of the land in Compatibility Zone B1 is designated Open Space – General. Table LU-1 on page LU-8 states that this designation "accommodates lands permanently committed or protected for open space due to value as habitat, topography, scenic quality, public safety (e.g., flood control channels), or comparable purpose." The entire airport is located within this designation. Table LU-1 indicates that density/intensity is not applicable in this designation. These areas are entirely under public ownership – the federal government, the City of Corona, and Orange County Flood Control District.

Compatibility Zone C – Residential: There are no residentially designated parcels within Compatibility Zone C.

Compatibility Zone C – Nonresidential: Properties in Compatibility Zone C are designated General Industrial, Open Space – General, Parks and Open Space Recreational, and Public and Institutional - Utility. Intensity is listed as "Not applicable" within the Open Space – General and Parks and Open Space Recreational designations and "Based on implementing zone" within the Public and Institutional designation.

The General Industrial designation allows industrial development with an anticipated floor-area ratio (FAR) of 0.5. This translates as a building of 21,780 square feet on each acre. If we assume manufacturing use at one person per 200 square feet, this would result in potential occupancy by 109 persons, which would be inconsistent with the Compatibility Zone C allowance of 75 persons per acre. Using the same assumption, the Compatibility Zone C allowance of 75 persons per acre would only allow for one 15,000 square foot industrial building, which translates as a FAR of 0.34.

Compatibility Zone D – Residential: The CMALUCP does not include any Additional Compatibility Policies specific to the Corona Municipal Airport Influence Area. Therefore, the compatibility criteria for Compatibility Zone D are those of the Countywide Plan, which allows residential development at either rural densities not exceeding one dwelling unit per five acres or at urban densities of five or more dwelling units per acre, but which prohibits intermediate densities greater than one dwelling unit per five acres and less than five dwelling unit per net acre.

Residential land use designations in Compatibility Zone D range from Low Density Residential through Low Medium Density Residential, Medium Density Residential, and High Density Residential. The minimum listed density within the Low Medium Density Residential and the Medium Density Residential designations is six dwelling units per adjusted gross acre, and the minimum listed density within the High Density Residential designation is fifteen dwelling units per adjusted gross acre, so these designations are clearly consistent within Compatibility Zone D.

The Low Density Residential designation provides for densities of 3 to 6 dwelling units per acre. Much of this area (primarily developed in the 1980s) is built out, but there remain a few parcels at least 0.40 acre in area that could potentially be divided into smaller lots. The designation is not totally in conflict with Compatibility Zone D criteria, since there is some overlap between the range of 3 to 6 dwelling units per acre and the Zone D criteria of 5 or more dwelling units per acre. However, ALUC staff is recommending the addition of a footnote applying to the Low Density Residential designation stating as follows: "Within Airport Compatibility Zone D, new development must have a density of at least 5 dwelling units per acre."

Compatibility Zone D – Nonresidential: Properties in Compatibility Zone D are designated Light Industrial, General Industrial, General Commercial, and Office Professional.

The Light Industrial and General Industrial designations allow industrial development with an anticipated FAR of 0.5. This translates as a building of 21,780 square feet on each acre. If we assume manufacturing use at one person per 200 square feet, this would result in potential occupancy by 109 persons, which would be inconsistent with the Compatibility Zone D allowance of 100 persons per acre. Using the same assumption, the Compatibility Zone D allowance of 100 persons per acre would only allow for one 20,000 square foot industrial building, which translates as a FAR of 0.45.

The General Commercial designation allows commercial development with an anticipated FAR of 0.5. This translates as a building of 21,780 square feet on each acre. If we assume general retail use (not restaurants or theaters, which would have much higher occupancy levels) at one person per 60

square feet, this would result in potential occupancy by 363 persons, which would be inconsistent with the Compatibility Zone D allowance of 100 persons per acre. Using the same assumption, the Compatibility Zone D allowance of 100 persons per acre would only allow for 6,000 square feet of retail building space per acre, which translates as a FAR of 0.13.

The Office Professional designation allows office and compatible uses with an anticipated FAR of 2.0. This translates as a building of 87,120 square feet on each acre. If we assume office use at one person per 200 square feet, this would result in potential occupancy by 436 persons, which would be inconsistent with the Compatibility Zone D allowance of 100 persons per acre. Using the same assumption, the Compatibility Zone D allowance of 100 persons per acre would only allow for one 20,000 square foot office building, which translates as a FAR of 0.45.

Most of the City of Corona is not located within areas subject to intensity limitations, so it is not necessary for the City to reduce allowable FARs Citywide. However, ALUC staff expressed concern that readers of the General Plan could conclude that the listed FARs would be allowable regardless of a site's Compatibility Zone designation. Therefore, ALUC staff is recommending the addition of a footnote to Table LU-1 applying to the General Commercial, Office Professional, General Industrial, and Light Industrial designations stating that "Permissible intensity levels (maximum FARs) are lower within Airport Compatibility Zones C and D of the Corona Municipal Airport Influence Area, where limitations on the number of persons per acre apply."

Noise Element: The proposed Noise Element does allow residential development in areas subject to average noise levels in the 60-65 CNEL range. Countywide Policy 4.1.4 states that "the maximum CNEL considered normally acceptable for new residential land uses in the vicinity of the airports covered by this Plan is 60 dB...." However, the intent of this policy is in relation to aircraft noise. The projected 60 dB CNEL noise contour for Corona Municipal Airport does not extend into any areas designated for residential use on the General Plan Land Use Map. All areas subject to average aircraft noise levels above 60 dB CNEL are designated Open Space – General and owned by public entities (City of Corona, Orange County Flood Control District, and the federal government).

CONDITIONS: The following text amendments shall be incorporated into the General Plan document that is ultimately adopted by the Corona City Council.

1. **Add a Note 3 to Table LU-1 applicable to the Low Density Residential designation stating as follows: "Within Airport Compatibility Zone D, new development must have a density of at least 5 dwelling units per acre."**

2. **Add a Note 4 to Table LU-1 applicable to the General Commercial, Office Professional, General Industrial, and Light Industrial designations stating as follows: "Permissible intensity levels [maximum FARs] are lower within Airport Compatibility Zones C and D of the Corona Municipal Airport Influence Area, where limitations on the number of persons per acre apply."**

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

July 29, 2022
Sent via email

Joanne Coletta, Planning and Development Director
City of Corona
400 S. Vicentia Avenue, Suite 120
Corona, CA 92882

Subject: Notice of Preparation of a Draft Environmental Impact Report
General Plan Housing Element Update Rezoning Program
State Clearinghouse No. 2022060732

Dear Ms. Coletta:

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) from the City of Corona (City) for the General Plan Housing Element Update Rezoning Program (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

CDFW is also submitting comments as a Responsible Agency under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT LOCATION

The Project involves the rezoning of 100 parcels located in the City of Corona, which covers approximately 40 square miles in northwestern Riverside County. The City is generally bordered by the Cities of Norco and Riverside to the north and northeast, the Cities of Chino Hills and Yorba Linda to the northwest, the City of Anaheim to the west, the Cleveland National Forest and the Santa Ana Mountains to the southwest, and unincorporated Riverside County along the remaining City borders.

PROJECT DESCRIPTION SUMMARY

The Project will rezone 100 parcels throughout the City of Corona for commercial, retail, industrial, surface parking, storage and vacant purposes and to accommodate the planning of low- and moderate-income households. The parcels subject to rezoning are described in *Table 2 of the City of Corona General Plan Housing Element Rezoning Program Update Project Initial Study*.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The comments and recommendations are also offered to enable the City to adequately review and comment on the proposed Project with respect to the Project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) in the forthcoming DEIR.

CDFW recommends that the forthcoming DEIR address the following:

Assessment of Biological Resources

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable CDFW staff to adequately review and comment on the Project, the DEIR should include a complete assessment of the flora and fauna within and adjacent to the Project

footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats.

CDFW recommends that the DEIR specifically include:

1. An assessment of the various habitat types located within the Project footprint, and a map that identifies the location of each habitat type. CDFW recommends that floristic, alliance- and/or association-based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009[2]). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.

2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the Project. CDFW's California Natural Diversity Database (CNDDB) in Sacramento should be contacted at (916) 322-2493 or CNDDB@wildlife.ca.gov or https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed Project.

   CDFW's CNDDB is not exhaustive in terms of the data it houses, nor is it an absence database. CDFW recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the Project site.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish & G. Code, § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. Focused species-specific/MSHCP surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that CDFW

[2] Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2nd ed. California Native Plant Society Press, Sacramento, California. http://vegetation.cnps.org/

generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

4. A thorough, recent, floristic-based assessment of special status plants and natural communities, following CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW 2018[3]).

5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]).

6. A full accounting of all open space and mitigation/conservation lands within and adjacent to the Project.

Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources

The DEIR should provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the Project. To ensure that Project impacts to biological resources are fully analyzed, the following information should be included in the DEIR:

1. A discussion of potential impacts from lighting, noise, human activity (e.g., recreation), defensible space, and wildlife-human interactions created by zoning of development projects or other Project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address Project-related changes on drainage patterns and water quality within, upstream, and downstream of the Project site, including: volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-Project fate of runoff from the Project site.

2. A discussion of potential indirect Project impacts on biological resources, including resources in areas adjacent to the Project footprint, such as nearby public lands (e.g., National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or

3 CDFW, 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities, State of California, California Natural Resources Agency, Department of Fish and Wildlife: March 20, 2018 (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline)

mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).

3. An evaluation of impacts to on-site and adjacent open space lands from both the construction of the Project and any long-term operational and maintenance needs.

4. A cumulative effects analysis developed as described under CEQA Guidelines section 15130. The DEIR should analyze the cumulative effects of the plan's land use designations, policies, and programs on the environment. Please include all potential direct and indirect Project related impacts to riparian areas, wetlands, vernal pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Alternatives Analysis

CDFW recommends the DEIR describe and analyze a range of reasonable alternatives to the Project that are potentially feasible, would "feasibly attain most of the basic objectives of the Project," and would avoid or substantially lessen any of the Project's significant effects (CEQA Guidelines § 15126.6[a]). The alternatives analysis should also evaluate a "no project" alternative (CEQA Guidelines § 15126.6[e]).

Mitigation Measures for Project Impacts to Biological Resources

The DEIR should identify mitigation measures and alternatives that are appropriate and adequate to avoid or minimize potential impacts, to the extent feasible. The City of Corona should assess all direct, indirect, and cumulative impacts that are expected to occur as a result of the implementation of the Project and its long-term operation and maintenance. When proposing measures to avoid, minimize, or mitigate impacts, CDFW recommends consideration of the following:

1. *Fully Protected Species*: Fully protected species may not be taken or possessed at any time. Project activities described in the DEIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the Project area. CDFW also recommends that the DEIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. CDFW recommends that the Lead Agency include in the analysis how appropriate avoidance, minimization, and mitigation measures will reduce indirect impacts to fully protected species.

2. *Sensitive Plant Communities*: CDFW considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should

be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The DEIR should include measures to fully avoid and otherwise protect sensitive plant communities from Project-related direct and indirect impacts.

3. *California Species of Special Concern* (CSSC): CSSC status applies to animals generally not listed under the federal Endangered Species Act or the CESA, but which nonetheless are declining at a rate that could result in listing, or historically occurred in low numbers and known threats to their persistence currently exist. CSSCs should be considered during the environmental review process. CSSC that have the potential or have been documented to occur within or adjacent to the Project area, including, but not limited to: burrowing owl, northern harrier, loggerhead shrike, and yellow warbler.

4. *Mitigation*: CDFW considers adverse Project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse Project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of Project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement, and preservation should be evaluated and discussed in detail. Where habitat preservation is not available onsite, offsite land acquisition, management, and preservation should be evaluated and discussed in detail.

   The DEIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset Project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

   If sensitive species and/or their habitat may be impacted from the Project, CDFW recommends the inclusion of specific mitigation in the DEIR. CEQA Guidelines section 15126.4, subdivision (a)(1)(8) states that formulation of feasible mitigation measures should not be deferred until some future date. The Court of Appeal in *San Joaquin Raptor Rescue Center* v. *County* of *Merced* (2007) 149 Cal.App.4th 645 struck down mitigation measures which required formulating management plans developed in consultation with State and Federal wildlife agencies after Project approval. Courts have also repeatedly not supported conclusions that impacts are mitigable when essential studies, and therefore impact assessments, are incomplete *(Sundstrom* v. *County* of *Mendocino* (1988) 202 Cal. App. 3d. 296; *Gentry* v. *City* of *Murrieta (1995)* 36 Cal. App. 4th 1359; *Endangered Habitat League, Inc.* v. *County* of *Orange* (2005) 131 Cal. App. 4th 777).

   CDFW recommends that the DEIR specify mitigation that is roughly proportional to the level of impacts, in accordance with the provisions of CEQA (CEQA Guidelines, §§ 15126.4(a)(4)(B), 15064, 15065, and 16355). The mitigation should provide long-term

conservation value for the suite of species and habitat being impacted by the Project. Furthermore, in order for mitigation measures to be effective, they need to be specific, enforceable, and feasible actions that will improve environmental conditions.

5. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum: (a) the location of restoration sites and assessment of appropriate reference sites; (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

   CDFW recommends that local onsite propagules from the Project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be initiated in advance of Project impacts in order to accumulate sufficient propagule material for subsequent use in future years. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various Project components as appropriate.

   Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the Project; examples could include retention of woody material, logs, snags, rocks, and brush piles.

6. *Nesting Birds and Migratory Bird Treaty Act:* Please note that it is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: Fish and Game Code section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Treaty Act.

CDFW recommends that the DEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: Project phasing and timing, monitoring of Project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the Project site. If pre-construction surveys are proposed in the DEIR, the CDFW recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

7. *Moving out of Harm's Way:* To avoid direct mortality, CDFW recommends that the lead agency condition the DEIR to require that a CDFW-approved qualified biologist be retained to be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed from Project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise by injured or killed, and individuals should be moved only as far a necessary to ensure their safety (i.e., CDFW does not recommend relocation to other areas). Furthermore, it should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for the purposes of offsetting Project impacts associated with habitat loss.

8. *Translocation of Species*: CDFW generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species as studies have shown that these efforts are experimental in nature and largely unsuccessful.

California Endangered Species Act

CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to CESA. CDFW recommends that a CESA Incidental Take Permit (ITP) be obtained if the Project has the potential to result in "take" (California Fish andGame Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the Project. It is the policy of CESA to conserve, protect, enhance, and restore State-listed CESA species and their habitats.

CDFW encourages early consultation, as significant modification to the proposed Project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. The California Fish and Game Code requires that CDFW comply with CEQA for issuance of a CESA ITP. CDFW therefore recommends that the DEIR addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of CESA.

Western Riverside County Multiple Species Habitat Conservation Plan

CDFW issued Natural Community Conservation Plan Approval and Take Authorization for the Western Riverside County MSHCP per Section 2800, *et seq*., of the California Fish and Game Code on June 22, 2004. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

Compliance with approved habitat plans, such as the MSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed Project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the MSHCP as a result of this Project is necessary to address CEQA requirements. To obtain additional information regarding the MSHCP please go to: https://www.wrc-rca.org/.

The proposed Project occurs within the MSHCP area and is subject to the provisions and policies of the MSHCP. To be considered a covered activity, Permittees need to demonstrate that proposed actions are consistent with the MSHCP, the Permits, and the Implementing Agreement. The City of Corona is the Lead Agency and is signatory to the Implementing Agreement of the MSHCP. To demonstrate consistency with the MSHCP, as part of the CEQA review, the City shall ensure the Project implements the following:

1. Pays Local Development Mitigation Fees and other relevant fees as set forth in Section 8.5 of the MSHCP.

2. Demonstrates compliance with the HANS process or equivalent process to ensure application of the Criteria and thus, satisfaction of the local acquisition obligation.

3. Demonstrates compliance with the policies for 1) the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, set forth in Section 6.1.2 of the MSHCP; 2) the policies for the Protection of Narrow Endemic Plant Species set forth in Section 6.1.3 of the MSHCP; 3) compliance with the Urban/Wildlands Interface Guidelines as set forth in Section 6.1.4 of the MSHCP; 4) the policies set forth in Section 6.3.2 and associated vegetation survey requirements identified in Section 6.3.1; and 5) compliance with the Best Management Practices and the siting, construction, design, operation and maintenance guidelines as set forth in Section 7.0 and Appendix C of the MSHCP.

Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The MSHCP, Section 6.1.2, identifies that information necessary for the assessment of riparian/riverine and vernal resources includes identification and mapping of riparian/riverine areas and vernal pools. The assessment shall consider species composition, topography/ hydrology, and soil analysis, where appropriate. The

assessment may be completed as part of the CEQA review process as set forth in Article V of the State CEQA Guidelines.

The documentation for the assessment shall include mapping and a description of the functions and values of the mapped areas with respect to the species listed above, under "Purpose." Factors to be considered include hydrologic regime, flood storage and flood-flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife habitat, and aquatic habitat. The functions and values assessment will focus on those areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those functions that may affect downstream values related to Conservation of Covered Species within the MSHCP.

The MSHCP identifies that for mapped riparian/riverine and vernal pool resources that are not included in the MSHCP conservation area, applicable mitigation under CEQA, shall be imposed by the Permittee (in this case the City). Further, the MSHCP identifies that to ensure the standards in Section 6.1.2 are met, the Permittee shall ensure that, through the CEQA process, Project applicants develop Project alternatives demonstrating efforts that first avoid, and then minimize direct and indirect effects to the wetlands mapped pursuant to Section 6.1.2. If an avoidance alternative is not Feasible,a practicable alternative that minimizes direct and indirect effects to riparian/riverine areas and vernal pools and associated functions and values to the greatest extent possible shall be selected. Those impacts that are unavoidable shall be mitigated such that the lost functions and values as they relate to Covered Species are replaced as through the Determination of Biologically Equivalent or Superior Preservation. The City is required to ensure the Applicant completes the Determination of Biologically Equivalent or Superior Preservation process prior to completion of the DEIR to demonstrate implementation of MSHCP requirements in the CEQA documentation.

The following are covered species that are conserved under the MSHCP based on the location of the Project site:

Burrowing Owl (*Athene cunicularia*)

The Project site has the potential to provide suitable foraging and/or nesting habitat for burrowing owl. Take of individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5 and 3513. Take is defined in Fish and Game Code section 86 as "hunt, pursue, catch, captureor kill, or attempt to hunt, pursue, catch, capture or kill."

CDFW recommends that the City of Corona follow the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012[4]).

4 California Department of Fish and Game (CDFG). 2012. Staff report of burrowing owl mitigation. State of California, Natural Resources Agency. Available for download at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83842&inline.

The Staff Report on Burrowing Owl Mitigation, specifies three steps for Project impact evaluations: 1) a habitat assessment, 2) surveys, and 3) an impact assessment.

As stated in the Staff Report on Burrowing Owl Mitigation, the three progressive steps are effective in evaluating whether a project will result in impacts to burrowing owls, and the information gained from the steps will inform any subsequent avoidance, minimization, and mitigation measures. Habitat assessments are conducted to evaluate the likelihood that a site supports burrowing owl. Burrowing owl surveys provide information needed to determine the potential effects of proposed projects and activities on burrowing owls, and to avoid take in accordance with Fish and Game Code sections 86, 3503, and 3503.5. Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of a proposed CEQA project activity or non-CEQA project.

Additionally, CDFW recommends that the City review and follow requirements for burrowing owl outlined in the MSHCP, specifically Section 6.3.2 (Additional Survey Needs and Procedures) and Appendix E (Summary of Species Survey Requirements). Appendix E of the MSHCP outlines survey requirements, actions to be taken if survey results are positive, and species-specific conservation objectives, among other relevant information.

Stephens' Kangaroo Rat Habitat Conservation Plan

The Project occurs within the Stephens' kangaroo rat (*Dipodomys stephensi*) Habitat Conservation Plan (SKR HCP) fee area boundary. The SKR HCP plan area map is available here: https://rchca.us/DocumentCenter/View/200/SKR-Plan-Area. State and federal authorizations associated with the SKR HCP provide take authorization for Stephens' kangaroo rat within its boundaries, and the MSHCP provides Take Authorization for Stephens' kangaroo rat outside of the boundaries of the SKR HCP, but within the MSHCP area boundaries. The DEIR should identify if any portion of the Project will occur on SKR HCP lands, or on Stephens' kangaroo rat habitat lands outside of the SKR HCP, but within the MSHCP. Note that the SKR HCP allows for encroachment into the Stephens' kangaroo rat Core Reserve for public projects, however, there are no provisions for encroachment into the Core Reserve for privately owned projects. If impacts to Stephens' kangaroo rat habitat will occur from the proposed Project, the DEIR should specifically identify the total number of permanent impacts to Stephens' kangaroo rat core habitat and the appropriate mitigation to compensate for those impacts.

Lake and Streambed Alteration Program

Based on review of material submitted with the NOP, drainage features may traverse some of the parcels within the Project's scope. Depending on how the Project is designed and constructed, it is likely that the Project applicant will need to notify CDFW per Fish and Game Code section 1602. Fish and Game Code section 1602 requires an entity to

notify CDFW prior to commencing any activity that may do one or more of the following: substantially divert or obstruct the natural flow of any river, stream, or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit debris, waste or other materials that could pass into any river, stream, or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams, desert washes, andwatercourses with a subsurface flow.

Upon receipt of a complete notification, CDFW determines if the proposed Project activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify your Project that would eliminate or reduce harmful impacts to fish and wildlife resources.

CDFW's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code § 21065). To facilitate issuance of an LSA Agreement, if necessary, the DEIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with CDFW is recommended, since modification of the proposed Project may be required to avoid or reduce impacts to fish and wildlife resources. To submit a Lake or Streambed Alteration notification, please go to https://wildlife.ca.gov/Conservation/Environmental-Review/EPIMS.

ADDITIONAL COMMENTS AND RECOMMENDATIONS

To ameliorate the water demands of this Project, CDFW recommends incorporation of water-wise concepts in Project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species, and installing water-efficient and targeted irrigation systems (such as drip irrigation). Native plants support butterflies, birds, reptiles, amphibians, small mammals, bees, and other pollinators that evolved with those plants, more information on native plants suitable for the Project location and nearby nurseries is available at CALSCAPE: https://calscape.org/. Local water agencies/districts and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens (for example the Riverside-Corona Resource Conservation District in Riverside). Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: https://saveourwater.com/ .

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).)

Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). Information can be submitted online or via completion of the CNDDB field survey form at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data . The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.).

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP of a DEIR for the General Plan Housing Element Update Rezoning Program (SCH No. 2022060732) and recommends that the City of Corona address the CDFW's comments and concerns in the forthcoming DEIR. Questions regarding this letter or further coordination should be directed to Katrina Rehrer, Environmental Scientist, at katrina.rehrer@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Heather Pert
DF423498814B441...

Heather Pert
Acting Environmental Program Manager

ec: **California Department of Fish and Wildlife**
Cindy Castaneda, Acting Senior Environmental Scientist Supervisory
Cindy.Castaneda@wildlife.ca.gov

Western Riverside County Regional Conservation Authority
Tricia Campbell
tcampbell@rctc.org

State Clearing House
Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@opr.ca.gov

APPENDIX B

Vehicle Miles Traveled Evaluation Memorandum

Stantec **DRAFT** **Memo**

To:	Christine Abraham Los Angeles, CA	From:	Maria Morris / Cathy Lawrence 38 Technology Drive Irvine, CA 92618
File:	2042636700	Date:	August 11, 2022

Reference: Corona General Plan Housing Element Rezoning Program Update Project – Supplemental EIR VMT Evaluation

The City of Corona certified the General Plan Update Environmental Impact Report (EIR) in 2020. The certified EIR contains fewer low- and moderate-income housing units than required by the State's Housing and Community Development Department mandated Regional Housing Needs Assessment (RHNA) allocation for the City. To comply with the RHNA, parcels for rezoning and affordable housing overlay (AHO) have been identified, and a supplemental EIR to the General Plan Update EIR is being prepared. This memorandum summarizes the potential transportation impacts for the AHO and rezoned parcels required for the Supplemental EIR.

Senate Bill 743 (SB 743) mandated that transportation impacts in environmental documents be evaluated based on vehicle miles traveled (VMT). The Governor's Office of Planning and Research (OPR) has provided a Technical Advisory (December 2018)[1] that recommends specific VMT significance thresholds that may constitute a significant transportation impact, and lead agencies have the discretion to set or apply their own thresholds of significance. OPR recommends use of a per-capita measurement of VMT for California Environmental Quality Act (CEQA) analysis based on average VMT per resident for evaluation of residential development. Alternatively, for evaluation of land use plans a measurement of VMT per service population can be used. The City of Corona has similarly adopted thresholds of significance consistent with the OPR recommendation[2]. Certain types of development, such as locally serving retail, development within a half-mile of an existing major transit stop, and development in low VMT areas can generally be presumed to have less than significant impacts[3].

The proposed project consists of an update to the City's Housing Element to rezone parcels or add overlay zones to accommodate the planning of low- to moderate-income housing. Most of the additional housing is anticipated to be located along major transit corridors also known as Transit Priority Areas (TPA). OPR and City guidelines state that projects located along TPA may be assumed to cause a less than significant transportation impact on VMT because they may improve jobs-housing balance and/or otherwise generate less VMT. OPR guidelines also recognize that projects with a high percentage of affordable housing may be a basis to find a less than significant impact on VMT; however, the City of Corona does not currently include affordable housing as a screening criteria. Since research indicates that low-income earners generate less household VMT overall, affordable housing is more likely to be found to have a less than significant transportation impact.

[1] Technical Advisory on Evaluating Transportation Impacts in CEQA, State if California Governor's Office of Planning and Research, December 2018.
[2] Draft City of Corona CEQA Assessment – VMT Analysis Guidelines, January 11, 2019.
[3] Table 1 in City of Corona VMT Analysis Guidelines 2019.

Reference: **Corona General Plan Housing Element Rezoning Program Update Project – Supplemental EIR VMT Evaluation**

Project Evaluation

A list of the proposed AHO candidate sites is summarized in **Table 1** and rezone candidate sites in **Table 2** (attached). Southern California Association of Governments (SCAG) has identified the TPA in the City. **Figure 1** (attached) shows the proposed overlay and rezone parcels in relation to the City's TPA. All but three of the AHO and rezone parcels are located within the TPA and can be presumed to have a less than significant transportation impact.

The City's VMT guidelines also require that projects that are within a TPA complete a secondary screening step to verify the proposed project's consistency with the assumptions from the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Consistency with SCAG's RTP/SCS – The project is consistent with the following Connect SoCal Goals:

- Increase person and goods movement and travel choices within the transportation system
- Reduce greenhouse gas emissions and improve air quality
- Support healthy and equitable communities
- Encourage development of diverse housing types in areas that are supported by multiple transportation options

Furthermore, the proposed AHO and rezone parcels are consistent with General Plan Goal CE-3 which states: "Maximize the efficiency of the circulation system through the use of transportation system management strategies. Reduce total vehicular miles traveled in Corona through the development and improvement of alternative transportation modes, the reduction in the number of trips generated, and the reduction in trips distances." The proposed AHO and rezone parcels are consistent with the goals and policies of the General Plan by improving the jobs-housing balance.

The three remaining AHO and rezone parcels outside of the TPA would replace commercial, low-density housing, and agricultural uses with high density low- or moderate-income housing. These candidate parcels were assessed based on three qualitative aspects:

1. The OPR recommends that affordable housing can be presumed to have a less than significant impact[4]. The Western Riverside Council of Governments (WRCOG) also utilizes affordable housing as one of their screening criteria[5] consistent with OPR recommendations, although the City's VMT guidelines do not specifically address affordable housing projects. Based on the OPR recommendation and WRCOG VMT Calculator Tool, the candidate parcels outside of the TPA would qualify to be screened out of VMT analysis and are presumed to have a less than significant transportation impact.

2. Affordable housing tends to generate lower VMT. The OPR recommends a Caltrans study (*Affordable Housing Trip Generation Strategies and Rates*, 2018) which concludes that low-income households in general own fewer vehicles, make fewer vehicle trips, and generate fewer vehicle miles than other residential units. The OPR recommends that a lead agency may find that affordable housing projects may be presumed to have a less than significant transportation impact. Based on the research, the

[4] Page 14 ibid.
[5] VMT Calculator Tool (Spreadsheet), Western Riverside Council of Governments (WRCOG), https://www.wrcog.us/310/SB-743.

candidate parcels outside of the TPA would generate fewer vehicle miles and are presumed to have a less than significant transportation impact.

3. WRCOG has an online VMT Screening Tool to determine whether land use projects are located within low VMT generating traffic analysis zones (TAZ) and, therefore, would meet the low VMT area screening threshold and would be presumed to have a less than significant impact. The VMT Screening Tool includes TAZs within the City of Corona and identifies TAZs which generate total VMT per service population below the jurisdictional average[6]. The City's VMT guidelines recognize that projects located within low VMT generating TAZs are presumed to have a less than significant VMT impact. The three parcels outside of the TPA fall within areas of low VMT per service population and are presumed to have a less than significant transportation impact.

Conclusions

The AHO and rezone parcels are needed to satisfy the RHNA for low- and moderate-income households in the City of Corona. To satisfy the RHNA, the City has identified candidate parcels to be rezoned to high density residential or an AHO zone suitable for low- and moderate-income units. The majority of these parcels are located within a TPA which are exempt from VMT analysis due to an assumption of a less than significant transportation impact.

The remaining AHO and rezone parcels are recognized by the OPR and WRCOG as screened out of VMT analysis, are presumed to generate less household VMT than the uses being replaced, and are located within low VMT generating TAZs; therefore, they are likely to have a less than significant transportation impact.

The candidate AHO and rezone parcels identified in the Corona General Plan Housing Element Rezoning Program Update Project are presumed to have a less than significant VMT impact.

Stantec Consulting Services Inc.

Maria Morris AICP, PTP
Senior Transportation Planner

Phone: 949 923 6072
Maria.Morris@stantec.com

Cathy Lawrence PE
Transportation Engineer

949 923 6064
Cathy.Lawrence@stantec.com

Attachment: Table 1 Proposed Affordable Housing Overlay Sites
Table 2 Proposed Rezone Sites
Figure 1 Corona AHO Zones and Rezone Parcels in Relation to Transit Priority Areas

c. file

[6] WRCOG VMT Screening Tool (Web-based), RIVTAM TAZ with total VMT per service population below jurisdictional average under 2012 base year model, https://apps.fehrandpeers.com/WRCOGVMT/

Reference: **Corona General Plan Housing Element Rezoning Program Update Project – Supplemental EIR VMT Evaluation**

Table 1 Proposed Affordable Housing Overlay Sites

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
1	211 S Joy Street	117122002	Vacant	0.20	MU1	--	TC	TC (AHO)
2	904 S Ramona Avenue	117238005	Vacant	0.17	MU1	--	CS	CS (AHO)
3	912 S Ramona Avenue	117238012	Vacant	0.20	OP	MU1	CS	CS (AHO)
4	901 S Ramona Avenue	117238006	Vacant	0.21	OP	MU1	CS	CS (AHO)
5	615 S Sherman Avenue	110040023	Commercial Use: Car wash, small lot in use, existing utilities available	0.39	OP	MU1	C3	C3 (AHO)
6	510 W 6th Street	117172002	Commercial: Retail Existing utilities available	0.53	MU1	--	TC	TC (AHO)
7	1065 Railroad Street	118210041	Commercial: Unoccupied building, existing utilities available	1.86	GC	MU1	C3	C3 (AHO)
8	514 W 6th Street	117172001	Vacant	0.54	MU1	--	TC	TC (AHO)
9	904 S Ramona Avenue	117238004	Vacant	0.17	OP	MU1	CS	CS (AHO)
10	S Main Street	117238007	Vacant	0.20	OP	MU1	CS	CS (AHO)
11	915 S Main Street	117238016	Vacant	0.16	OP	MU1	CS	CS (AHO)
12	Railroad Street	117042010	Vacant	0.35	LI	MU2	M1	M1 (AHO)
13	6th Street	110020018	Vacant	0.22	GC	MU1	C3	C3 (AHO)
14	905 W 6th Street	118283011	Parking lot	1.50	MU1	--	CS	CS (AHO)
15	901 W 6th Street	118283026	Commercial: Retail (Crown Vacuum and Sewing), existing utilities available	0.16	MU1	--	CS	CS (AHO)
16	507 S Vicentia Avenue	117340022	Commercial: Settlement House, existing utilities available	0.40	MU1	--	CS	CS (AHO)
17	511 S Vicentia Avenue	117340023	Commercial: Residential	0.32	MU1	--	CS	CS (AHO)
18	852 W 6th Street	110101012	Commercial: Retail (Enterprise Auto Rental), existing utilities available	0.35	MU1	--	GC	GC (AHO)

Reference: **Corona General Plan Housing Element Rezoning Program Update Project – Supplemental EIR VMT Evaluation**

19	844 W 6th Street	110101011	Commercial: Retail (Flower Shop with small parking lot), existing utilities available	0.20	MU1	--	GC	GC (AHO)
20	836 W 6th Street	110101010	Commercial: Retail (Tire shop and parking lot), existing utilities available	0.38	MU1	--	GC	GC (AHO)
21	832 W 6th Street	110101009	Commercial: Dentist Offices, two separate structures and a parking lot, existing utilities available	0.15	MU1	--	GC	GC (AHO)
22	828 W 6th Street	110101027	Commercial: Retail (Cosmetic Implants and Dentist office, separate structures and a parking lot), existing utilities available	0.18	MU1	--	GC	GC (AHO)
23	826 W 6th Street	110101007	Commercial: Barber Shop, existing utilities available	0.11	MU1	--	GC	GC (AHO)
24	820 W 6th Street	110101006	Commercial: Residential home adjacent to empty plot, existing utilities available	0.21	MU1	--	GC	GC (AHO)
25	816 W 6th Street	110101005	Commercial: Retail (Mower shop building and small parking lot), existing utilities available	0.18	MU1	--	GC	GC (AHO)
26	812 W 6th Street	110101004	Vacant	0.18	MU1	--	GC	GC (AHO)
27	808 W 6th Street	110101003	Commercial: Building and parking spot, existing utilities available	0.15	MU1	--	GC	GC (AHO)
28	802 W 6th Street	110101001	Commercial: Retail (Insurance agencies, one building, small parking lot), existing utilities available	0.10	MU1	--	GC	GC (AHO)
29	612 S Vicentia Avenue	110101002	Commercial: Residential home, existing utilities available	0.10	MU1	--	GC	GC (AHO)
30	229 Grand Boulevard	117091022	Commercial: Residential, existing utilities available	1.10	GC	MU1	CS	CS (AHO)
31	1341 W 6th Street	118130013	Vacant	0.92	GC	MU1	C3	C3 (AHO)
32	1335 W 6th Street	118130014	Vacant	1.02	GC	MU1	C3	C3 (AHO)
33	1338 W 6th Street	110030004	Commercial: Retail (Firearm shop, two structures and small parking lot), existing utilities available	0.24	GC	MU1	C3	C3 (AHO)
34	1334 W 6th Street	110030003	Commercial: Large parking lot, existing utilities available	0.48	GC	MU1	C3	C3 (AHO)
35	1330 W 6th Street	110030008	Commercial: Retail (Bar, small building), existing utilities available	0.28	GC	MU1	C3	C3 (AHO)

Reference: **Corona General Plan Housing Element Rezoning Program Update Project – Supplemental EIR VMT Evaluation**

36	1865 W 6th Street	102270015	Commercial: Retail (Restaurant, large, underutilized parking lot), existing utilities available	0.77	GC	MU1	C3	C3 (AHO)
37	1180 W 6th Street	110040039	Commercial: Strip mall, partially unoccupied with large parking lot, slight disrepair, existing utilities available	0.69	GC	MU1	C	C (AHO)
38	1210 W 6th Street	110040042	Commercial: Retail (Strip mall and parking lot), existing utilities available	1.46	GC	MU1	C	C (AHO)
39	1201 E 6th Street	115690013	Commercial: Retail, existing utilities available	2.96	MU2	--	BP	BP (AHO)
40	Circle City Drive	111290040	Industrial: No built structures, industrial storage (i.e., trucks)	0.44	MU2	--	M1	M1 (AHO)
41	Circle City Drive	111290039	Industrial: No built structures, industrial storage (i.e., trucks)	1.71	MU2	--	M1	M1 (AHO)
42	Circle City Drive	111290021	Vacant	1.08	MU2	--	M1	M1 (AHO)
43	Circle City Drive	111290022	Vacant	0.77	MU2	--	M1	M1 (AHO)
44	Circle City Drive	111290023	Vacant	0.47	MU2	--	M1	M1 (AHO)
45	E 6th Street	115090024	Industrial: No built structures, industrial storage (i.e., trucks)	2.66	MU2	--	M1	M1 (AHO)
46	E 6th Street	115090021	Industrial: No built structures, industrial storage (i.e., trucks)	1.17	MU2	--	M1	M1 (AHO)
47	E 5th Street	117331006	Industrial: one structure and large parking spaces	0.74	MU2	--	BP	BP (AHO)
48	Pleasant View Avenue	118130031	Vacant	0.49	GC	MU1	C3	C3 (AHO)
49	W 6th Street	110030030	Vacant	0.43	GC	MU1	C3	C3 (AHO)
50	Yorba Street	102290010	Industrial: Parking lot space adjacent to used car dealership	0.17	GC	MU1	C3	C3 (AHO)
51	W 6th Street	110040041	Commercial: Retail (parking lot adjacent to strip mall)	1.16	GC	MU1	C	C (AHO)
52	6th Street	110020008	Vacant	0.61	GC	MU1	C3	C3 (AHO)
53	E 6th Street	117332015	Vacant	0.27	MU2	--	GC	GC (AHO)
54	E 6th Street	117332016	Vacant	0.33	MU2	--	GC	GC (AHO)
55	E Blaine Street	119311019	Vacant	0.27	MU1	--	MU	MU (AHO)
56	E Blaine Street	119311018	Vacant	0.17	MU1	--	MU	MU (AHO)

57	E Blaine Street	119311017	Vacant	0.07	MU1	--	MU	MU (AHO)
58	E Blaine Street	119311016	Vacant	0.07	MU1	--	MU	MU (AHO)
59	E Blaine Street	119311043	Vacant	0.10	MU1	--	MU	MU (AHO)
60	E Blaine Street	119311042	Vacant	0.10	MU1	--	MU	MU (AHO)
61	E Blaine Street	119311041	Vacant	0.10	MU1	--	MU	MU (AHO)
62	100 E Harrison Street	119311025	Commercial: Retail (Bar/Pub), existing utilities available	1.09	MU1	--	MU	MU (AHO)
63	E Blaine Street	119311015	Commercial: Industrial (Warehouse/Office), existing utilities available	0.07	MU1	--	MU	MU (AHO)
64	E Blaine Street	119311014	Commercial: Industrial (Warehouse/Office), existing utilities available	0.07	MU1	--	MU	MU (AHO)
65	E Blaine Street	119311013	Commercial: Industrial/Vacant, existing utilities available	0.04	MU1	--	MU	MU (AHO)
66	320 E Harrison Street	119311005	Commercial: Retail (Auto Shop), existing utilities available	0.53	MU1	--	MU	MU (AHO)
67	280 E Harrison Street	119311004	Commercial: Industrial (Warehouse/Office)	0.35	MU1	--	MU	MU (AHO)
68	240 E Harrison Street	119311003	Commercial: Industrial (Warehouse/Office), existing utilities available	0.27	MU1	--	MU	MU (AHO)
69	122 E Harrison Street	119311002	Commercial: Industrial (Warehouse/Office), existing utilities available	0.97	MU1	--	MU	MU (AHO)
70	E Blaine Street	119311040	Commercial	0.20	MU1	--	MU	MU (AHO)
71	S Smith Avenue	110020012	RV Storage: parking spots adjacent to structure	0.50	HDR	UDR	R3	R3 (AHO)
72	1362 W 6th Street	110030015	RV Storage with large parking lot	3.60	HDR	UDR	R3	R3 (AHO)
73	1553 Yorba Street	118050020	Storage	0.64	GC	MU1	C3	C3 (AHO)
74	1549 Yorba Street	118050019	Commercial: Retail (Painting and Wall covering), large back lot, near residential uses, existing utilities available	0.43	GC	MU1	C3	C3 (AHO)
75	1545 Yorba Street	118050018	Commercial: Retail (Auto Repair Shop), existing utilities available	0.65	GC	MU1	C3	C3 (AHO)
76	1539 Yorba Street	118050017	Commercial: Retail (Used Auto Sale), existing utilities available	0.95	GC	MU1	C3	C3 (AHO)

77	1535 W 6th Street	118050016	Commercial: Retail (Alex Furniture, building with parking lot), existing utilities available	0.99	GC	MU1	C3	C3 (AHO)
78	W 6th Street	102290020	Commercial: Retail (Truck and Van Repair, building with large parking lot), existing utilities available	4.56	GC	MU1	C3	C3 (AHO)
79	1625 W. 6th Street	102290017	Commercial: Retail (Used Car Dealership, large parking lot), existing utilities available	1.62	GC	MU1	C3	C3 (AHO)
80	1541 W 6th Street	103280001	Commercial: Retail (Auto Repair Shop building, large parking lot), existing utilities available	0.99	GC	MU1	C3	C3 (AHO)
81	1210 E 6th Street	115080002	Parking lot	0.38	MU2	--	BP	BP (AHO)
82	1210 E 6th Street	115080041	Parking lot	0.62	MU2	--	BP	BP (AHO)
83	1210 E 6th Street	115080012	Commercial: Retail (Auto Shop), existing utilities available	1.82	MU2	--	BP	BP (AHO)
84	W. 8th Street	110040054	Vacant	0.46	HDR	UDR	MP	R3 (AHO)
85	W 8th Street	110061005	Vacant	0.88	HDR	UDR	R3	R3 (AHO)
86	W 8th Street	110040010	Vacant	0.20	HDR	UDR	MP	R3 (AHO)
87	1203 Circle City Drive	111280005	Vacant	1.05	HDR	UDR	R3	R3 (AHO)
88	1154 E 6th Street	111280001	Vacant	2.13	MU2	--	GC	GC (AHO)
89	6th Street	111280004	Vacant	0.90	MU2	--	GC	GC (AHO)
90	n/a	111290036	Commercial: Industrial (large Warehouse/Office and parking lot), existing utilities available	2.31	MU2	--	M1	M1 (AHO)
91	S Sherman Avenue	118101014	Vacant	1.51	HDR	UDR	R3	R3 (AHO)
92	1910 Frontage Road	102250054	Three story hotel, surface parking	1.27	GC	MU1	C2	C2 (AHO)
93	E 3rd Street	117122003	Vacant, City water well	0.54	MU1	--	TC	TC (AHO)
94	1434 W 6th Street	110020005	Two commercial buildings	0.94	GC	MU1	C3	C3 (AHO)
95	Pleasant View Avenue	118130022	Vacant	1.42	LDR	MU1	R1-7.2	R3 (AHO)
96	400 E Rincon Street	119280070	Office building (potential residential development)	3.00	LI	MU1	BP	BP (AHO)

Reference: **Corona General Plan Housing Element Rezoning Program Update Project – Supplemental EIR VMT Evaluation**

97	400 E Rincon Street	119280071	Vacant building pad and parking lots	3.00	LI	MU1	BP	BP (AHO)
98	1833 W 6th Street	102270014	Commercial building and parking lot	0.82	GC	MU1	C3	C3 (AHO)
99	1833 W 6th Street	102270013	Parking lot	0.22	GC	MU1	C3	C3 (AHO)
100	526 Railroad Street	117041001	Small buildings, mostly outside storage	2.45	LI	MU2	M1	M1 (AHO)
	Source: City of Corona Planning Division (2022)							

Reference: **Corona General Plan Housing Element Rezoning Program Update Project – Supplemental EIR VMT Evaluation**

Table 2 Proposed Rezone Sites

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Existing On-Site Use(s)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning
1	2550 S Main Street	113310005	Industrial: Church complex, very large parking lot, and industrial land	4.00	MDR	--	A	R2
2	777 S Temescal Street	107050034	Vacant	1.80	GC	HDR	C2	MP
3	820 S Victoria Avenue	117232002	Residential: Occupied, existing utilities available	0.17	LDR	MDR	SF	MFR
4	822 S Victoria Avenue	117232001	Residential: Home adjacent to large empty grass area, occupied, existing utilities available	0.18	LDR	MDR	SF	MFR
5	801 S Victoria Avenue	117233008	Residential: Occupied, existing utilities available	0.17	LDR	MDR	SF	MFR
6	724 Barth Street	111042031	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2
7	730 Barth Street	111042024	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2
8	802 Barth Street	111042025	Residential: Home, occupied, existing utilities available	0.51	LDR	MDR	R1-7.2	R2
9	808 Barth Street	111042026	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2
10	814 Barth Street	111042027	Residential: Home, occupied, existing utilities available	0.52	LDR	MDR	R1-7.2	R2
11	813 Ford Street	111042013	Residential: Home, occupied, existing utilities available	0.51	LDR	MDR	R1-7.2	R2
12	807 Ford Street	111042014	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2
13	801 Ford Street	111042015	Residential: Home, occupied, back lot house with large yard, existing utilities available	0.51	LDR	MDR	R1-7.2	R2
14	779 Ford Street	111042016	Residential: Home, occupied, existing utilities available	0.50	LDR	MDR	R1-7.2	R2

Reference: **Corona General Plan Housing Element Rezoning Program Update Project – Supplemental EIR VMT Evaluation**

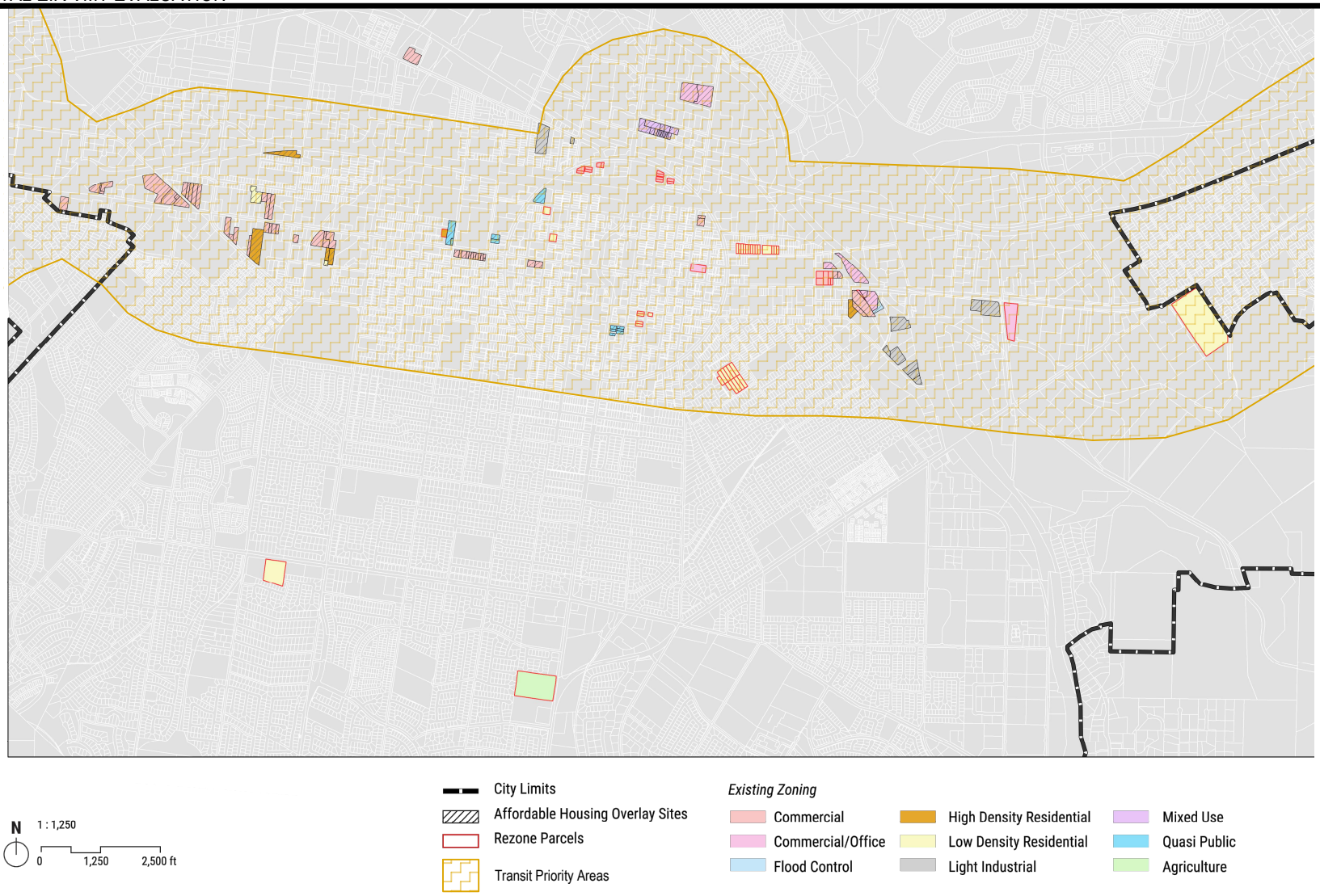
15	716 Barth Street	111042021	Residential: Home, occupied, existing utilities available	0.32	LDR	MDR	R1-7.2	R2
16	801 Quarry Street	117281007	Residential: Occupied, large front and back lot, existing utilities available	0.25	LDR	MDR	SF	R2
17	805 Quarry Street	117281008	Residential: Occupied, existing utilities available	0.24	LDR	MDR	SF	R2
18	901 Quarry Street	117281010	Residential: Home, occupied, existing utilities available	0.23	LDR	MDR	SF	R2
19	907 Quarry Street	117281012	Residential: Home, occupied, existing utilities available	0.21	LDR	MDR	SF	R2
20	911 Quarry Street	117281013	Residential: Home, occupied, existing utilities available	0.22	LDR	MDR	SF	R2
21	915 Quarry Street	117281014	Residential: Home, occupied, existing utilities available	0.23	LDR	MDR	SF	R2
22	919 Quarry Street	117281015	Residential: Home, occupied, existing utilities available	0.22	LDR	MDR	SF	R2
23	923 Quarry Street	117281016	Residential: Home, occupied, existing utilities available	0.22	LDR	MDR	SF	R2
24	1001 Quarry Street	117282005	Residential: Home, occupied, existing utilities available	0.84	LDR	MDR	SF	R2
25	1019 Quarry Street	117290019	Residential: Home, occupied, existing utilities available	0.20	LDR	MDR	SF	R2
26	1023 Quarry Street	117290020	Residential: Home, occupied, existing utilities available	0.20	LDR	MDR	SF	R2
27	1025 Quarry Street	117290021	Residential: Home, occupied, existing utilities available	0.20	LDR	MDR	SF	R2
28	S Merrill Street	117133004	Recreational	0.51	LDR	MDR	SF	MFR
29	Ford Street	111042019	Residential: Home, occupied, existing utilities available	0.29	LDR	MDR	R1-7.2	R2
30	Quarry Street	117281009	Vacant	0.24	LDR	MDR	SF	R2
31	Quarry Street	117281011	Vacant	0.23	LDR	MDR	SF	R2
32	6th Street	118283033	Parking lot	0.42	MDR	HDR	MF1	MF
33	6th Street	115080001	Vacant	0.27	MU 2	--	BP	BP(AHO)

Reference: **Corona General Plan Housing Element Rezoning Program Update Project – Supplemental EIR VMT Evaluation**

34	44 E Grand Boulevard	117080003	Residential: Home, occupied, existing utilities available	0.18	GC	HDR	GB	MF
35	116 N Victoria Avenue	117080004	Residential: Home, occupied, existing utilities available	0.17	GC	HDR	GB	MF
36	110 N Victoria Avenue	117080005	Residential: Home, occupied, existing utilities available	0.18	GC	HDR	GB	MF
37	108 N Victoria Avenue	117080018	Residential: Home, occupied, existing utilities available	0.17	GC	HDR	GB	MF
38	115 N Victoria Avenue	117080009	Residential: Home, occupied, existing utilities available	0.21	GC	HDR	GB	MF
39	111 N Victoria Avenue	117080022	Residential: Home, occupied, existing utilities available	0.16	GC	HDR	GB	MF
40	101 S Sheridan Street	117070004	Residential: Home, occupied, existing utilities available	0.24	GC	HDR	GB	MF
41	103 N Sheridan Street	117070003	Vacant	0.17	GC	HDR	GB	MF
42	114 N Belle Avenue	117070006	Residential: Home, occupied, existing utilities available	0.17	GC	HDR	GB	MF
43	110 N Belle Avenue	117070007	Residential: Occupied home, potentially vacant plot separate from fenced-in backyard, existing utilities available	0.17	GC	HDR	GB	MF
44	49 W Grand Boulevard	117070013	Residential: Home, occupied, existing utilities available	0.21	GC	HDR	GB	MF
45	45 W Grand Boulevard	117070014	Residential: Home, occupied, existing utilities available	0.14	GC	HDR	GB	MF
46	E 8th Street	117232006	Vacant	0.16	LDR	HDR	SF	MF
47	E 8th Street	117232005	Vacant	0.18	LDR	HDR	SF	MF
48	312 S Merrill Street	117092007	Commercial: Youth Organization (YMCA Youth Center at Merrill, single building with outdoor recreation area)	0.52	LDR	HDR	SF	MF
49	1220 W Ontario Avenue	113020015	Institutional: Church building with large parking lot, adjacent to field	2.00	LDR	HDR	R1-9.6	R3

Reference: **Corona General Plan Housing Element Rezoning Program Update Project – Supplemental EIR VMT Evaluation**

50	551 S Joy Street	117165020	Commercial bldg. with parking lot, existing utilities available	0.52	MU1	--	RO	MF
51	1410 E 6th Street	107020002	Mobile home park	3.82	MU2	HDR	BP	HDR
52	1108 E 5th Street	117332005	Mobile home park	0.5	MU2	MU1	GC	MF
53	6th Street	117332006	Mobile home park	0.5	MU2	MU1	GC	MF
54	1111 E 6th Street	117332004	Mobile home park	0.67	MU2	MU1	GC	MF
55	5th Street	117332003	Mobile home park	0.32	MU2	MU1	GC	MF
56	6th Street	117332007	Mobile home park	0.17	MU2	MU1	GC	MF
57	6th Street	117332008	Commercial: Unoccupied building, existing utilities available	0.17	MU2	MU1	GC	MF
	Source: City of Corona Planning Division (2022)							



u:\20426360700\drawing\exhibit_files\corona_housing_update-fig_1-tpa.dwg

Figure 1

Corona Affordable Housing Overlay Sites and Rezone Parcels in Relation to Transit Priority Areas

APPENDIX C

Tribal Correspondence

PLANNING & DEVELOPMENT DEPARTMENT
"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882
Phone: (951) 736-2262
www.coronaca.gov

June 7, 2022

RE: AB 52 AND SB18 CONSULTATION REQUEST ON THE PREPARATION OF A SUPPLEMENTAL EIR TO THE CITY OF CORONA'S GENERAL PLAN EIR FOR AN AMENDMENT TO THE GENERAL PLAN AND CERTAIN SPECIFIC PLANS FOR THE CITY'S HOUSING ELEMENT REZONING PROGRAM FOR PLANNING PERIOD 2021-2029.

This is an invitation for your participation to consult on the City's preparation of a Supplemental EIR to the Corona General Plan EIR and on the amendment to the General Plan and certain specific plans for the City's General Plan Housing Element Update Rezoning Program for Planning Period 2021-2029.

Public Resources Code § 21080.3.1 allows California Native American tribes to request consultation with the city on the preparation of the Supplemental EIR to the General Plan EIR if written notice is provided to the city within **30 days** of receipt of this notice.

Government Code § 65352.3(a)(2) allows California Native American tribes **90 days** from the date of receipt of this notice to request consultation with the City regarding the amendment to the General Plan and certain specific plans for the Housing Element Update Rezoning Program.

Corona's Housing Element Update was adopted on November 3, 2021. Pursuant to Program 7 of the General Plan Housing Element, the city is required to rezone certain properties to a higher density to plan for low and moderate-income housing units based on the City's Regional Housing Needs Assessment (RHNA). The rezoning program entails an amendment to the City's General Plan and to certain specific plans to allow higher density residential on certain properties and to amend the Mixed-Use land use designations in the General Plan to allow 100% residential uses on sites that have an Affordable Housing Overlay Zone. Although certain sites have been identified by the city to be rezoned, **the amendment does not involve the review of specific housing projects. The amendment to the General Plan and certain specific plans is a planning application to allow higher density residential should a project be proposed in the future**.

It is worth noting that the city recently adopted a comprehensive update to its General Plan in 2020 for which an EIR was certified. A Supplemental EIR to the General Plan EIR is being prepared for the Housing Element Rezoning Program. **The General Plan EIR covered potential impacts to tribal cultural resources and included applicable mitigation measures to reduce potential impacts. The General Plan Historic Resources Element includes policies regarding archeological resources and the preservation of those resources.** For reference purposes, the previous mitigation is attached to this letter to further assist the tribe in deciding if additional consultation regarding the amendment to the General Plan and certain specific plans is necessary.

Should you have any questions regarding this Project or would like to consult with the City, please contact me at (951) 736-2267 or via email at Joanne.Coletta@CoronaCA.gov.

Sincerely,

Joanne Coletta

Joanne Coletta
Planning & Development Director

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRANSPORTATION					
T-1	The City shall consider the following implementation programs to reduce citywide VMT: • **VMT exchange program.** VMT generators can select from a pre-approved list of mitigation projects that may be located within the same jurisdiction or possibly from a larger area. The intent is to match the project's needed VMT reduction with a specific mitigation project of matching size and to provide evidence that the VMT reduction will reasonably occur. • **VMT Mitigation Bank**. A mitigation bank is intended to serve as an entity or organization that pools fees from development projects across multiple jurisdictions to spend on larger scale mitigation projects. This concept differs from the more conventional impact fee program approach described above in that the fees are directed to a few larger projects that have the potential for a more significant reduction in VMT and the program is regional in nature.	City of Corona Public Works Department	On-going	City of Corona Public Works Department	
TRIBAL CULTURAL RESOURCES					
TCR-1	**Tribal Cultural Resources Monitoring**. The project archaeologist, in consultation with interested tribes, the developer and the City of Corona, shall develop an Archaeological Monitoring Plan (AMP) to address the details, timing and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include: 1. Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling; 2. The development of a rotating or simultaneous schedule in coordination with the developer and the project archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native	• AMP: Qualified Archaeologist in coordination with the Project Applicant and the City of Corona Planning Division • Tribal Monitoring: Construction Contractor in coordination with Native American Tribal Monitor	• AMP: Prior to Issuance of a Grading Permit • Tribal Monitoring: 30-days Prior to Issuance of a Grading Permit and During Ground Disturbing Activities	City of Corona Community Development Department	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists (if the tribes cannot come to an agreement on the rotating or simultaneous schedule of tribal monitoring, the Native American Heritage Commission shall designate the schedule for the onsite Native American Tribal Monitor for the proposed project); 3. The protocols and stipulations that the developer, City, Tribes and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. At least 30-days prior to application for a grading permit and before any brush clearance, grading, excavation and/or ground disturbing activities on the site take place, the future developer shall retain a tribal cultural monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Pursuant to the AMP, a tribal monitor from the consulting tribe (e.g., Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians, or Gabrieleño Band of Mission Indians – Kizh Nation) shall be present during the initial grading activities. If tribal resources are found during grubbing activities, the tribal monitoring shall be present during site grading activities.				
TCR-2	**Treatment and Disposition of Cultural Resources.** In the event that Native American cultural resources are inadvertently discovered during the course of any ground disturbing activities, including but not limited to brush clearance, grading, trenching, etc. grading for the proposed project, the following procedures will be carried out for treatment and disposition of the discoveries:	Qualified Archaeologist in coordination with the Project Applicant and the applicable Native American Tribe	During Ground Disturbing Activities	City of Corona Community Development Department	

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	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 oversite of the process; and 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona with evidence of same: a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, basic analysis, and other analyses as recommended by the project archaeologist and approved by consulting tribes and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality; b. A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation; c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project				

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
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 oversite of the process; and 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona with evidence of same: a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, basic analysis, and other analyses as recommended by the project archaeologist and approved by consulting tribes and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality; b. A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation; c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project				

STATE OF CALIFORNIA — Gavin Newsom, *Governor*

NATIVE AMERICAN HERITAGE COMMISSION

RECEIVED
JUL 14 2022
COMMUNITY DEVELOPMENT DEPT

July 1, 2022

Joanne Coletta
City of Corona
400 S. Vicentia Avenue, Suite 120
Corona, CA 92882

Re: 2022060732, General Plan Housing Element Rezoning Program Update Project, Riverside County

Dear Ms. Coletta:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal: **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

July 13, 2022

Project Name: City of Corona General Plan Housing Element Update Rezoning Program Update

Dear Joanne Coletta,

Thank you for your letter dated June 29,2022 regarding the project above. This is to concur that we are in agreement with the General Plan Amendment, Housing Element Update. However, our Tribal government would like to request consultation if there will be ground disturbance occurring for any and all future projects within this location.

Sincerely,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
1(844)390-0787

Andrew Salas, Chairman | Nadine Salas, Vice-Chairman | Dr. Christina Swindall Martinez, secretary
Albert Perez, treasurer I | Martha Gonzalez Lemos, treasurer II | Richard Gradias, Chairman of the council of Elders

Rincon Band of Luiseño Indians
CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1092 | Fax: (760) 749-8901 | rincon-nsn.gov

July 11, 2022

Sent via email: Joanne.Coletta@CoronaCA.gov
City of Corona
Planning & Development Department
Joanne Coletta
400 S. Vicentia Avenue
Corona, CA 92882

Re: General Plan Amendment and Certain Specific Plan Amendments on the Housing Element Rezoning Project for Planning Period 2021-2029

Dear Ms. Coletta,

This letter is written on behalf of the Rincon Band of Luiseño Indians ("Rincon Band" or "Tribe"), a federally recognized Indian Tribe and sovereign government. We have received your notification regarding the above-mentioned project and we request consultation to assess potential impacts to cultural resources. The identified location is within the Traditional Use Area (TUA) of the Luiseño people and within the Rincon Band's specific Area of Historic Interest (AHI). As such, the Rincon Band is traditionally and culturally affiliated to the project area.

We do not have any questions at this time. However, we ask to be notified and involved in the entire CEQA environmental review process for the entirety of the project's duration. Please also include the Tribe on all distribution lists for environmental document reviews, consultations, circulation of public documents, and notices for public hearings and scheduled approvals.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749 1092 ext. 323 or via electronic mail at cmadrigal@rincon-nsn.gov. Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Manager

Bo Mazzetti, Chairman | Tishmall Turner, Vice Chair | Laurie E. Gonzalez, Council Member | John Constantino, Council Member | Joseph Linton, Council Member

From: Joanne Coletta
To: Cheryl Madrigal
Cc: Deneen Pelton; Abraham, Christine
Subject: RE: Supplemental EIR to General Plan EIR and Housing Element Rezoning Program
Date: Thursday, July 14, 2022 1:43:39 PM
Attachments: General Plan Amendment Corona AB52SB18 Resp.pdf

Cheryl,

Thank you for your letter.

I am seeking a quick clarification. The letter mentions that you would like to have a consultation with the city but that you do not have any questions at this time. The General Plan Housing Element Rezoning Program is being done as a place holder to allow for higher density housing to meet the city's Regional Housing Needs Assessment. There are no specific projects before the city at this time as the zoning is just being put in place to allow for higher density housing. This process is a citywide planning application.

The Supplemental EIR to the city's General Plan EIR will continue to implement the cultural mitigation measures and General Plan Goals and Policies already adopted in the General Plan 2020.

If you would like to consult to determine if additional mitigation measures not originally contemplated in the city's General Plan EIR (dated 2020) should be considered by the city as part of the Supplement EIR, please have your staff contact me on potential dates and times for consultation. The city is currently in the preparation phase of the SEIR so the timing is critical.

Thank you.

Joanne

From: Cheryl Madrigal <CMadrigal@rincon-nsn.gov>
Sent: Monday, July 11, 2022 6:06 PM
To: Joanne Coletta <Joanne.Coletta@CoronaCA.gov>
Cc: Deneen Pelton <DPelton@rincon-nsn.gov>
Subject: Supplemental EIR to General Plan EIR and Housing Element Rezoning Program

You don't often get email from cmadrigal@rincon-nsn.gov. Learn why this is important

[CAUTION] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Joanne,

Please see attached response letter to above mentioned project. If you have any questions or comments, please contact us.

Thank you for the opportunity to protect our cultural assets.

Cheryl

Cheryl Madrigal
Cultural Resources Manager
Tribal Historic Preservation Officer
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road | Valley Center, CA 92082
Mailing address: One Government Center Ln. | Valley Center, CA 92082
Office: (760) 749 1092 ext. 323|Cell: 760-648-3000
Fax: 760-749-8901
Email: cmadrigal@rincon-nsn.gov

Rincon Band of Luiseño Indians
www.rincon-nsn.gov

This message is intended only for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the sender of this E-Mail by return E-Mail or by telephone. In accordance with Internal Revenue Service Circular 230, we advise you that if this email contains any tax advice, such tax advice was not intended or written to be used, and it cannot be used, by any taxpayer for the purpose of avoiding penalties that may be imposed on the taxpayer.

From:	Cheryl Madrigal
To:	Joanne Coletta
Cc:	Deneen Pelton; Abraham, Christine
Subject:	RE: Supplemental EIR to General Plan EIR and Housing Element Rezoning Program
Date:	Friday, July 15, 2022 9:59:30 AM

Thank you so much for reaching out to the Tribe.

My apologies for the confusion. The Rincon Band does not request consultation.
Please keep us on the mailing list for the environmental documents throughout the public review period.

Thank you so much,

Cheryl

Cheryl Madrigal
Cultural Resources Manager
Tribal Historic Preservation Officer
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road | Valley Center, CA 92082
Mailing address: One Government Center Ln. | Valley Center, CA 92082
Office: (760) 749 1092 ext. 323|Cell: 760-648-3000
Fax: 760-749-8901
Email: cmadrigal@rincon-nsn.gov

Rincon Band of Luiseño Indians
www.rincon-nsn.gov

This message is intended only for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the sender of this E-Mail by return E-Mail or by telephone. In accordance with Internal Revenue Service Circular 230, we advise you that if this email contains any tax advice, such tax advice was not intended or written to be used, and it cannot be used, by any taxpayer for the purpose of avoiding penalties that may be imposed on the taxpayer.