



CITY OF CORONA NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT: GPA13-004

Proposal to adopt a revised Housing Element to the City's General Plan updating the current 2008-2014 Housing Element in accordance with state mandated update requirements for the 2013-2021 Housing Element cycle. The Housing Element sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision making in all matters related to housing.

ENTITY OR PERSON UNDERTAKING PROJECT:

Community Development Department
City of Corona
400 South Vicentia Avenue
Corona, CA 92882

The City Council, having reviewed the initial study of this proposed project and the written comments received prior to the public meeting of the City Council, and having heard, at a public meeting of the Council, the comments of any and all concerned persons or entities, including the recommendation of the City's staff, does hereby find that the proposed project may have potentially significant effects on the environment, but mitigation measures or revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to a point where clearly no significant effects will occur. **Therefore, the City Council hereby finds that the Negative Declaration reflects its independent judgment and shall be adopted.**

The Initial Study and other materials which constitute the records of proceedings, are available at the office of the City Clerk, City of Corona City Hall, 400 S. Vicentia Avenue, Corona, CA 92882.

Date: _____

Mayor
City of Corona

Date filed with County Clerk: _____

CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST

PROJECT TITLE: GPA13-004

General Plan Amendment 13-004 is a city-initiated proposal to adopt the revised Housing Element to the City's General Plan updating the current Housing Element in accordance with state mandated requirements for the 2013-2021 Housing Element cycle.

PROJECT LOCATION:

Jurisdictional boundary of the City of Corona

PROJECT PROPONENT:

Community Development Department
City of Corona
400 South Vicentia Avenue
Corona, CA 92882

PROJECT DESCRIPTION:

California Government Code Section 65302(c) mandates that each city shall include a Housing Element in its General Plan. The Housing Element is required to identify and analyze existing and projected housing needs, and include statements of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing. The City in adopting its Housing Element must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan. However, while cities generally have considerable flexibility in drafting the other elements of their General Plan, the Housing Element must comply with the detailed statutory provisions of the California Government Code, which are codified in Section 65580 et seq. The Housing Element is unique among General Plan elements in the extent to which state law prescribes local policies and the state's review of local governments' housing elements by the Department of Housing and Community Development (HCD). Failure to adopt a housing element that HCD finds to be in compliance with state law can result in loss of grant funds, increased exposure to legal challenge, and the requirement for more frequent housing element updates.

The Regional Housing Needs Assessment (RHNA), presented in the Housing Element, identifies Corona's "fair share" of the regional housing need for the RHNA period January 1, 2014 through October 31, 2021 as 770 units. According to the RHNA, Corona's share of regional future housing needs is a total of 770 new units. This allocation is distributed into four income categories including 192 very low income, 128 low income, 142 moderate income, and 308 above moderate income units. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

The Housing Plan section (Chapter 6) of the Housing Element Update is the only portion of the project with potential to impact the environment because. All other sections of the Housing Element Update, including the residential sites inventory, provide information and analysis required by statute and do not commit the City to take any action. The Housing Element includes programs that commit the City to take specific action during the 2013-2021 planning period to facilitate and encourage the provision of housing and related services for all economic segments of Corona. Housing Element programs and related objectives are summarized below:

Program 1: Residential Rehabilitation Program

This program provides forgivable loans of up to \$25,000 per owner-occupied dwelling unit to address critical home improvement needs such as the remediation of code violations, heating and air conditioning, exterior or interior paint, water heater replacement, roofing, plumbing, electrical, kitchen and bathroom facilities, termite eradication/repair and accessibility improvements. This activity may provide a sub-grant to Habitat for Humanity to assist mobile homes.

Objectives:

- Assist 120 households during the planning period, with an average of 15 households annually.
- Continue to provide community outreach regarding available loans and grants for needed home improvements.

Program 2: Housing Choice Voucher Program

Under this program, which is implemented through the Riverside County Housing Authority, very low income renters receive supplemental assistance for rent so they can afford standard housing without becoming rent burdened. The Housing Choice Voucher Program (formerly Section 8) extends rental subsidies to lower income families and the elderly who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the fair market rent.

Objectives:

- Continue to provide tenant-based rental assistance to approximately 350 households annually through cooperation with the Riverside County Housing Authority.
- Compile and maintain a list of properties that participate in the Housing Choice Voucher program.
- Create and implement an outreach program to promote the Housing Choice Voucher program to property owners.

Program 3: Conservation of Existing and Future Affordable Units

A total of 230 units in Corona are at risk of losing their affordability controls prior to December 2023. It is the objective of the City to either retain or replace as low income housing all 230 at-risk units in the City. The City shall make financial resources available through CDBG, federal, state, and local sources to preserve units at risk.

Objectives:

- Annually identify and analyze inventory that may be put at risk of losing affordability controls.
- Maintain communication with the local HUD office.
- Assist in tenant education.
- Identify potential buyers.
- Identify potential acquisition funds.
- Coordinate with non-profit developers to identify potential acquisition opportunities.

Program 4: Neighborhood Improvements (Enhancing Community Pride)

This program consists of public improvements such as streets, curbs, gutters, and water lines in addition to the Graffiti Removal Program. Important to a successful housing preservation program is the borrowers' "willingness" to make improvements. Most property owners will only make further investments in their property if they believe that there is an optimistic future for the particular neighborhood where the property is located and that their additional investment in their property will be matched by other owners. The City will continue to develop methods designed to increase the City's collective sense of community pride. Additionally, the City is currently updating the property maintenance ordinance and implements design review and its historical preservation ordinance.

Objective:

- Continued implementation of neighborhood public improvements, property maintenance ordinance, design review, and historical preservation ordinance.

Program 5: Sustainable Building

The City promotes the use of sustainable building techniques for new and rehabilitation projects in order to reduce demand for water and energy, shorten commute distances, protect the environment, reduce operational costs of ownership, and plan large development projects with environmental principles such as transit-oriented development.

Objective:

- Continue to implement the Climate Action Plan that fosters sustainability in all new development requiring discretionary approval.

Program 6: Site Availability

The City will continue to process applications for entitlement to residential land use and encourage planning and regulatory actions (i.e., specific plans) to achieve adequate housing sites offering a range of housing types and styles. A variety of residential types are provided for in Corona, ranging from zero to 60 dwelling units per acre, and up to 75 units per acre for housing for seniors and persons with disabilities.

Objectives:

- Continue to provide zoning at appropriate densities to provide opportunities for accommodating the regional housing needs.
- Continue to update the Infill Affordable Housing Map to indicate suitable infill development sites.
- Provide residential sites information to interested developers.
- Through the City's annual report to the State of California for implementation of the General Plan, monitor the remaining residential sites inventory to ensure continued ability to meet the remaining RHNA.
- Continue to offer pre-application meetings with developers to help craft development proposals that maximize the efficient use of sites and meet City objectives for the areas.

Program 7: Lot Consolidation

To facilitate development in the Downtown Specific Plan and North Main Street Specific Plan areas, the City offers a number of development incentives. Where feasible, the City also encourages lot consolidation in the in order to allow for more flexibility in possible land uses, building designs, and site and parking lot layouts, while minimizing curb cuts and ingress and egress points into parking areas to encourage the smooth flow of traffic. Reduced parking, increased sign area, and reduced setbacks for multi-family and mixed use projects.

Objectives:

- Continue to facilitate lot consolidation or residential and mixed use developments by providing information and technical assistance to property owners and developers.

Program 8: Multi-Family Acquisition and Rehabilitation

In addition to the provision of sites for new construction of affordable housing, an important component of Corona's housing strategy is the identification of existing multi-family structures for upgrading and maintaining as affordable housing. Numerous older apartment complexes are located in the City, many in substandard conditions, with potential for acquisition and rehabilitation. Acquisition and rehabilitation is more cost effective than new construction of affordable units, and provides the additional benefit of improving the stock of substandard multi-family housing in the City. To the extent feasible, the City will encourage a portion of the affordable units to be made available to persons with disabilities (including developmental disabilities) and extremely low income households.

Objectives:

- Utilize NSP and HOME funds to assist both nonprofit and for-profit developers to acquire existing apartment buildings in need of upgrading, in exchange for long-term affordability controls on some or all of the units.
- Pursue available funds for multi-family acquisition and rehabilitation.

Program 9: Infill Housing Development

This program focuses on existing parcels suitable for affordable housing units that are either vacant or underutilized. The City will use HOME funds to acquire the properties and reconstruct the units or to provide financial assistance to the property owners to reconstruct the units. The units will be made available as housing affordable to lower income households (including households with extremely low incomes) through deed-restrictions.

Objectives:

- Continue to apply HOME funds to implement program.
- Pursue available funds for infill housing development.
- Produce three new affordable units per year through this program.

Program 10: Affordable Housing Development

The City will continue to work with nonprofit housing developers to pursue both ownership and rental affordable housing development. The following are recent affordable housing activities in the City:

- 12-unit Mission Apartments at 926 West Fifth Street (Rehabilitation) – completion by December 2013
- One manufactured home on E Street (New Construction) – completed in 2013
- 24 mixed-income apartments within a 194-unit project (Harrington Village) at 1096 Harrington Street (New Construction) – completion by January 2016
- 19 rehabilitated apartments and 42 new apartments at 121-161 Buena Vista - Citrus Circle Apartments – completion by August 2014

The City provided financial assistance to these projects for site acquisition, construction, rehabilitation, and/or relocation of existing tenants. The Supreme Court decision to eliminate redevelopment agencies and the ability to generate new housing funds will make the pursuit of this program more difficult. However, the City will explore and research other funding sources.

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Objectives:

- Facilitate affordable housing production or self-help housing development through assistance in site identification and acquisition, priority processing, collaboration with nonprofit or other developers, as well as provision of incentives.
- Explore and research other funding sources.

Program 11: Density Bonus Program

The City's density bonus program complies with state law (Government Code Section 6591 for affordable housing). This program incorporates mandates by SB1818 and other recent legislative changes. The purpose of the program is to provide incentives to the private sector to build very low and low income housing, donate land, or build housing for seniors and the disabled, by increasing the number of units above that normally permitted by the zoning.

In addition, the City offers density increases above and beyond the State density bonus law. For senior housing and housing for persons with disabilities, the City offers density increases up to a maximum of 75 units per acre by right for both affordable and market-rate developments. Furthermore, with the recent amendment to the North Main Street Specific Plan, multi-family residential development in the Mixed Use and Urban Residential districts can reach a density of up to 60 units per acre.

Objectives:

- Continue to advertise and inform prospective developers of options for density bonuses, and actively educate and promote density bonus increases as adopted.
- Meet with developers to discuss incentives and concessions appropriate for the density bonus program to facilitate affordable housing development.
- Promote the use of density bonus incentives by providing information on City website and offering technical assistance to developers.

Program 12: Zoning Ordinance Monitoring

Ensure City standards are not excessive and do not unnecessarily constrain affordable housing or housing for persons with disabilities. The Corona Zoning Ordinance will be monitored regularly and, where feasible, amended to remove constraints to building affordable housing.

Objective:

- Monitor the City's Zoning Ordinance to ensure standards do not excessively constrain affordable residential development.

Program 13: Development Fees

Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rata share system, they often contribute to the cost of housing and constrain the development of lower priced units. The City's development impact fees will be restored to full value in July 2014. As a result, the City will evaluate the impact of the fee increase on residential and mixed-use developments as a potential constraint on housing development and make adjustments as necessary to encourage and facilitate residential development. In addition, the City will work with the development community to solicit their input on the impact and viability of existing fees.

Objective:

- Continue to evaluate the impact of fees on residential and mixed use developments and make adjustments as necessary to facilitate development activities.

Program 14: Expedited Project Review and Hearing Process

Holding costs incurred by developers are ultimately reflected in the unit's selling or rental price. The City will expedite the project review and hearing process as much as possible to minimize project holding costs for developers. Prioritize review and processing for projects that include units for extremely low income households and persons with disabilities (including developmental disabilities). Due to the depressed housing market, development activities have been limited in recent years, allowing City staff to expedite all development applications. However, with the dissolution of the Redevelopment Agency and loss of tax increment revenues, the City had to reduce its staff capacity. When the housing market improves, the City anticipates the need to prioritize processing in the future.

Objective:

- Continue to monitor and improve its project review and approval process.

Program 15: Fair Housing Program

The City is committed to supporting advocacy and educational activities to reduce or eliminate discrimination. The City contracts with the Fair Housing Council of Riverside County (FHCRC) for the provision of fair housing services. The FHCRC provides fair housing services to Corona residents, landlords, and interested professionals such as local realtors and lenders. FHCRC provides counseling and dispute resolution services pertaining to fair housing issues (i.e. discrimination, tenant-landlord rights, etc.) and addresses identified impediments to fair housing choice on behalf of the City. As a partner to the City and other local jurisdictions, the FHCRC has also become involved with foreclosure prevention by conducting community foreclosure prevention workshops and individual housing counseling. As a HUD-approved housing counseling agency, the FHCRC conducts monthly workshops for first-time homebuyers.

Objectives:

- Continue to provide CDBG funds to a fair housing service provider.
- Encourage affirmative marketing on all residential projects and will require developers to advertise to under-represented minority groups to indicate the availability of housing units that meet affordable housing requirements.
- Make available bilingual fair housing assistance and materials.
- Implement the action items identified in the Analysis of Impediments to Fair Housing Choice, which was adopted by the City Council on March 16, 2011.

Program 16: Homeless and Special Needs Support Services

The City continues to utilize CDBG funds to support a range of services for the homeless and persons with special needs. Agencies/programs assisted in the past include, but are not limited to:

- Corona Norco Settlement House, which provides bus vouchers, motel vouchers, a food bank, free dental exams to children once a month, and utility bill assistance.
- Corona/Norco Rescue Mission (owned by the Successor Agency) to maintain emergency shelter beds.
- St. Edwards Church and St. Vincent de Paul, which provide emergency transportation, utility, or clothing vouchers to the homeless.
- Huelan Emergency Shelter to maintain emergency, transitional and family shelters.
- Inspire Life Skills, which provides housing and supportive services to aged-out foster youth.
- La Paz Emergency Shelter, which provides emergency and transitional shelter for victims of domestic violence.
- Community Connect, which provides housing placement assistance.
- Party Partners Program, which provides socialization and recreational activities to developmentally disabled adults.

In addition, the City undertook a capital improvement project at Peppermint Ridge, a congregate housing facility for persons with developmental disabilities. The project provided improvements to the parking lot and an ADA-accessible path of travel on to the property.

Objectives:

- Continue to provide financial support to social service agencies that provide emergency shelters, transitional housing, and supportive services to the homeless, those at risk of becoming homeless, and persons with disabilities (including developmental disabilities).
- Allocate funding to service agencies through the City's CDBG annual action planning process.
- Continue to financially support the 211 system operated by the Volunteer Center of Riverside County. This system provides information on all social services offered in Riverside County.

ENVIRONMENTAL SETTING:

The Housing Element pertains to the entire area within the existing corporate boundaries of the City of Corona. The City currently encompasses 39.9 square miles of land within western Riverside County and has a population of approximately 156,823 persons. The cities of Norco and Riverside lie adjacent to the north and east boundaries, respectively; the unincorporated areas of the County of Riverside surround the balance of the City.

STAFF RECOMMENDATION:

The City's Staff, having undertaken and completed an initial study of this project in accordance with the City's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)", has concluded and recommends the following:

- The proposed project could not have a significant effect on the environment. **Therefore, a NEGATIVE DECLARATION will be prepared.**
- The proposed project could have a significant effect on the environment, however, the potentially significant effects have been analyzed and mitigated to below a level of significance pursuant to a previous EIR as identified in the Environmental Checklist attached. **Therefore, a NEGATIVE DECLARATION WILL BE PREPARED.**
- The Initial Study identified potentially significant effects on the environment but revisions in the project

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plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to below a level of significance. **Therefore, a MITIGATED NEGATIVE DECLARATION will be prepared.**

— The proposed project may have a significant effect on the environment. **Therefore, an ENVIRONMENTAL IMPACT REPORT is required.**

— The proposed project may have a significant effect on the environment, however, a previous EIR has addressed only a portion of the effects identified as described in the Environmental Checklist discussion. As there are potentially significant effects that have not been mitigated to below significant levels, a **FOCUSED EIR will be prepared to evaluate only these effects.**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The following indicates the areas of concern that have been identified as “Potentially Significant Impact” or for which mitigation measures are proposed to reduce the impact to less than significant.

- Land Use Planning
- Population and Housing
- Geologic Problems
- Hydrology and Water Quality
- Air Quality
- Transportation / Traffic
- Biological Resources
- Mineral Resources
- Hazards / Hazardous Materials
- Noise
- Public Services
- Utilities
- Aesthetics
- Cultural Resources
- Agricultural Resources
- Greenhouse Gas Emissions
- Mandatory Findings of Significance

Date Prepared: October 21, 2013 Prepared By: Terri Manuel, Planning Manager

Contact Person: Terri Manuel, Planning Manager Phone: 951-736-2262

AGENCY DISTRIBUTION

(check all that apply)

- Responsible Agencies
- Trustee Agencies (CDFW, SLC, CDPR, UC)
- State Clearinghouse (CDFW, USFWS)
- AQMD
- WQCB
- Other _____

1. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion:

- a) **No impact.** The residential development anticipated by the Housing Element would be accommodated on sites that are currently designated by the General Plan for residential use. Therefore, housing development anticipated by the Housing Element Update could not physically divide an established community, and no mitigation is warranted.
- b) **No impact.** The Housing Element is a guiding document to address the provision of housing for all socioeconomic segments within the City. The element demonstrates how future housing growth in Corona will meet the City's housing goals and provide housing opportunities to all economic segments of the community within these designations. Sites identified in the Housing Element to accommodate the City's share of the regional housing need are currently designated for residential land uses. The proposed project will not conflict with any applicable state, federal or local environmental plans, policies, or regulations as all future residential projects will continue to be subject to these regulations for specific development proposals. The proposed project will not result in an increase in population beyond regional or local projections, induce growth in an area directly or indirectly, or displace existing housing. The housing element update does not propose a change to the existing General Plan land use map or zoning map or result in any rezoning of any property within the city. Future residential development proposals will require individual assessments to ensure consistency with the City's General Plan, Zoning Ordinance, and other relevant planning documents. California Government Code Section 65300.5 requires internal consistency among various Elements of the General Plan. City staff has reviewed the other Elements of the General Plan and has determined that the 2013-2021 Housing Element Update provides this necessary consistency, and no mitigation is warranted.
- c) **No impact.** The Multiple-Species Habitat Conservation Plan (MSHCP) for Western Riverside County was adopted in July 2003 and is implemented through integration into the Riverside County General Plan Multipurpose Open Spaces element, and at the Area Plan level. The MSHCP enhances and maintains biological diversity and ecosystem processes while allowing future economic growth. The MSHCP Conservation Area is in excess of 500,000 acres and focuses on conservation of 146 species. Criteria conservation cells are located on the periphery of the existing city boundaries, and individual development projects in those areas receive site specific evaluation. Development in other areas of the city is subject to the MSHCP mitigation fee. Adoption and implementation of the Housing Element Update will not conflict with provisions of the MSHCP.

2. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact

a)	Induce substantial 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)?				X
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

a) No impact. The 2013-2021 Housing Element Update includes a Housing Plan (Chapter 6) to facilitate and encourage residential development within Corona in a manner that is consistent with regional growth forecasts and the City’s share of the regional housing need. Because the level of future housing growth anticipated in the Housing Element is part of existing land development plans, adoption and implementation of the 2013-2021 Housing Element will not directly or indirectly induce any new growth in the community.

b) No impact. The Housing Element Update anticipates accommodating the City’s share of the regional housing need on vacant and underutilized sites. Although most of the underutilized sites identified in the Housing Element do not contain residential uses, some sites include limited lower density residential dwellings. The Housing Element anticipates redevelopment of these sites with higher density units resulting in a net increase in dwelling units. Therefore, displacement of housing and people is anticipated to be minimal and will not require the construction of replacement housing elsewhere.

c) No impact. See response 2(b).

3. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Expose people or structures to 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.			X	
ii. Strong seismic ground shaking?			X	
iii. Seismic-related ground failure, including liquefaction?			X	
iv. Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	

c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
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?				X

Discussion:

a)

- i. **Less than Significant.** Several known active or potentially active faults are located in and around Corona. Fault rupture is the most easily avoided seismic hazard. The Alquist-Priolo Earthquake Fault Zoning Act (A-P Act) mitigates fault rupture hazards by prohibiting the location of structures for human occupancy across the trace of an active fault. The A-P Act requires the State Geologist to delineate “Earthquake Fault Zones” along faults that are “sufficiently active” and “well-defined.” The boundary of an Earthquake Fault Zone is generally 500 feet from major active faults, and from 200 to 300 feet from well-defined minor faults. The mapping of active faults has been completed by the State Geologist and the maps are distributed to all affected cities, counties, and State agencies for their use in developing planning policies and controlling renovation or new construction. The sites identified as available sites for affordable housing purposes are not located proximate to the A-P Zone that runs along the southern city boundary, and therefore, no mitigation is warranted in the Housing Element for development near the A-P Zone.
- ii. **Less than Significant.** Corona is situated in a seismically active area. Ground shaking could affect future residential development. The intensity of ground motion expected at a particular site depends upon the magnitude of the earthquake, the distance to the epicenter and the geology of the area between the epicenter and the property. Greater movement can be expected at sites on poorly consolidated material, such as loose alluvium, close proximity to the causative fault, or in response to an event of great magnitude. Future residential development will be required to meet all applicable building code requirements pertaining to seismic events that could affect and impact proposed developments. More specifically, the City of Corona is located within Seismic Zone 4, as identified by the California Building Code (CBC) that is incorporated in the City’s Municipal Code. Seismic Zone 4 is characterized by the most stringent requirements for building design. Construction of any future residential development anticipated by the Housing Element will be required to comply with all seismic design parameters set forth in the CBC, and therefore, no mitigation is required.
- iii. **Less than Significant.** Liquefaction is the most common form of seismically-related ground failure with potential to impact residential development. Liquefaction is a phenomenon that occurs when strong earthquake shaking causes soils to collapse from a sudden loss of cohesion and undergo a transformation from a solid to a liquefied state. Factors influencing a site’s potential for liquefaction include area seismicity, the type and characteristics of on-site soils, and the level of groundwater. Liquefaction typically occurs in areas where groundwater is shallower than approximately 30 feet, and where there is the presence of loose, sandy soils. Future residential development will be required to meet all applicable building code requirements pertaining to seismic events that could affect and impact proposed developments, including liquefaction. Adherence to the Seismic Zone 4 soil and foundation support parameters in Chapters 16 and 18 of the California Building Code and the grading requirements in Chapters 18 and A33 of the California Building Code, as required by City and State law, ensures the maximum practicable protection available from soil failures under static or dynamic conditions for structures and their associated trenches, slopes and foundations. Potentially unstable soils discovered during excavation are required by provisions of the Building

Code to be removed and replaced, or otherwise treated to provide appropriate foundation support and to protect them from failures such as liquefaction, and therefore, no mitigation warranted.

- iv. **Less than Significant.** Landslides are rock, earth, or debris flows on slopes as a result of gravity. They occur on any terrain given the right conditions of soil, moisture, and the angle of slope and are triggered by rains, floods, earthquakes, and other natural causes as well as human causes such as grading, terrain cutting and filling, and excessive development. The City's General Plan identifies that portions of land within the City are located near the steep slopes of the Santa Ana Mountains and the steep slopes within the Elsinore Fault Zone and Chino Fault and may be subject to potential earthquake-induced landsliding.¹ Consequently, the potential for landsliding is present in the City, and future residential development could sustain damage in the event of an earthquake-induced landslide. Adherence to the Seismic Zone 4 soil and foundation support parameters of the California Building Code, as required by State law, ensures the maximum practicable protection available from slope failures under static or dynamic conditions for structures and their associated trenches, slopes and foundations, and therefore, no mitigation is warranted.
- b) **Less than Significant.** Future residential development may require the removal of any unsuitable surface soils and the replacement of these soils with compacted fills. Larger residential development projects will be required to prepare erosion control plans and/or incorporate Best Management Practices (BMPs) to minimize potential erosion and sedimentation impacts. Specifically, development involving more than one acre of land disturbance is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit program was established under Section 402 of the Clean Water Act, which prohibits the unauthorized discharge of pollutants, including municipal, commercial, and industrial wastewater discharges. An NPDES permit would generally specify an acceptable level of a pollutant or pollutant parameter in a discharge (for example, a certain level of bacteria). Larger projects will also be required to prepare a draft Storm Water Pollution Prevention Plan (SWPPP) to address erosion and discharge impacts associated with on-site grading. In addition to preparation of an SWPPP, new development projects submitted to the City will be required to submit a project-specific Water Quality Management Plan (WQMP) that identifies measures to treat and/or limit the entry of contaminants into the storm drain system. The WQMP is required to be incorporated by reference or attached to the project's SWPPP as the Post-Construction Management Plan, and therefore, no mitigation is warranted with the Housing Element
- c) **Less than Significant.** See responses 3(a)(i-iv). Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal motion. Subsidence is caused by a variety of activities, which include (but are not limited to) withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction. The actual amount of subsidence and settling that may occur as a result of a future residential development project will be dependent on the specific soils found in the project area, the type of machinery used, repetitions of use, and dynamic effects, all of which require site-specific geotechnical investigation to determine precise hazards and associated mitigation. Adherence to the Seismic Zone 4 soil and foundation support parameters in Chapters 16 and 18 of the California Building Code and the grading requirements in Chapters 18 and A33 of the California Building Code, as required by City and State law, ensures the maximum practicable protection available from unstable geologic units and soil, including landslide, lateral spreading, subsidence, liquefaction or collapse. Therefore, no mitigation under the Housing Element is warranted.
- d) **Less than Significant.** See responses 3(a)(i-iv). Expansive soils generally have a significant amount of clay particles, which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings, structures, roads, and other loads placed on these soils. The extent of shrink/swell is influenced by the amount and kind of clay in the soil. The occurrence of these soils is often associated with geologic units having marginal stability. The distribution of expansive soils can be widely dispersed and they can occur in hillside areas as well as low-lying alluvial basins. Adherence to the Seismic Zone 4 soil and foundation support parameters in Chapters 16 and 18 of the California Building Code and the grading requirements in Chapters 18 and A33 of the California Building Code, as required by City and State law, ensures the maximum practicable protection available from unstable geologic units and soil, including expansive soils, therefore, no mitigation is warranted.
- e) **No impact.** Future residential development anticipated by the Housing Element will connect to existing municipal sewer systems.

¹ City of Corona General Plan Final Environmental Impact Report (March 2004), pg. 4.12-19.

4. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within 100-year flood hazard area structures, which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

Discussion:

- a) **Less than Significant.** Operation of future residential developments will result in the addition of contaminants into the stormwater runoff entering the City's drainage system. Future developments will increase the amount of impervious surfaces within the City, which could potentially increase storm water runoff. In addition, the operation of new industrial uses could result in the release of contaminants that would further degrade the quality of the stormwater runoff. However, future residential development is required to comply with applicable statutes and regulations, including Chapter 13.27 (Storm Water Management and Discharge Controls) of the Corona Municipal Code. Compliance with applicable policies, codes, statutes,

and regulations will reduce impacts, and therefore, no mitigation is required.

- b) **Less than Significant.** The City receives approximately 45 percent of its total water production from local groundwater, which comes from the Bedford, Temescal, Coldwater, and Santa Ana Narrows Basins. New residential development would increase the amount of impervious surfaces in the City. In turn, this would reduce the amount of groundwater recharge that currently results from the percolation of water into the aquifers located beneath the City. General Plan policies 10.3.1 through 10.3.4 include recharging the aquifers underlying the City areas, capturing and retaining stormwater for percolation into the groundwater, and the incorporation of natural drainage systems into developments to facilitate the on-site infiltration of precipitation and/or runoff into groundwater basins. The recharging of the aquifers in the City would be performed using flood and other waters. Implementation of these policies would minimize the effects of new development on groundwater recharge, and therefore, no mitigation is required.
- c) **Less than Significant.** Future construction activities within the City resulting from future residential development would result in disturbance of surface soils and the potential to alter on- and off-site drainage patterns and expose soils to erosion from wind and rain. Runoff from construction sites would be typical of urban areas, and may include sediments and contaminants such as oils, fuels, paints, and solvents. Through storm water runoff, these sediments and contaminants may be transported to downstream drainages and ultimately into the collecting waterways, and potentially into the groundwater aquifer. Thus, although earth-disturbing activities associated with construction in the City would be temporary, soil erosion at construction sites could result in degradation of both the City's surface water and groundwater quality. Development projects that are greater than five acres in size would be required to comply with the provisions of the General Construction Activity Stormwater Permit adopted by the State Water Resources Control Board (SWRCB). Under this permit, applicants are required to prepare, retain, and implement at the construction site a Stormwater Pollution Prevention Plan (SWPPP). In addition, the permit would require the employment of Best Management Practices (BMPs) to limit the extent of eroded materials from discharging into the City's drainage system and affecting water quality. All development that is between one and five acres would be required to comply with the provisions of the NPDES Phase II regulations concerning the discharge of pollutants from construction sites. Furthermore, Title 15 of the City of Corona Municipal Code requires the obtainment of a grading permit for all developments that would require grading. In turn, all work requiring a grading permit would be required to have an approved Erosion Control Plan. Furthermore, any new development subject to a grading permit within the City is required to prepare a drainage study that is in compliance with the City of Corona Drainage Master Plan, and the Riverside County Flood Control and Water Conservation District requirements. New residential development that is subject to a grading permit is required to prepare a drainage study that is in compliance with the City of Corona Drainage Master Plan, and the Riverside County Flood Control and Water Conservation District requirements. Compliance with SWRCB's General Construction Activity Stormwater Permit, NPDES Phase II regulations, and the grading regulations of the City's Municipal Code would reduce the risk of water degradation within the City from soil erosion related to construction activities, and therefore, no mitigation is warranted.
- d) **Less than Significant.** See response 4(c).
- e) **Less than Significant.** See response 4(c).
- f) **Less than Significant.** See response 4(a).
- g) **Less than Significant.** The Federal Emergency Management Agency (FEMA) prepares and maintains Flood Insurance Rate Maps (FIRMs), which show the extent of Special Flood Hazard Areas (SFHAs) and other thematic features related to flood risk, in participating jurisdictions. Portions of the City are located within the 100-year flood zone where the potential for future flooding of private property could exist. However, all future development proposals will be subject to site specific environmental evaluation and compliance with all applicable federal, state or local policies, ordinances, and regulations, and no mitigation is warranted.
- h) **Less than Significant.** See response 4(g).
- i) **Less than Significant.** The two dams containing Lake Matthews are the primary inundation threat to the City. Having a high hazard potential, these two dams could result in the loss of human life if failure or

misoperation occurs. Failure of either dam would cause flooding along the Temescal Wash in the eastern and northeastern portions of the City in approximately 40 minutes. In addition to the potential for dam failure, Lake Matthews is also at risk for inundation by a seiche, which is a wave that oscillates in lakes, bays, or gulfs from a few minutes to a few hours as a result of seismic hazards. Although there has never been a historical dam failure in Riverside County, the risk of dam failure, no matter how remote, should be assumed to exist. Residential development in the areas that are subject to dam inundation is assumed to be at risk in the event of a structural dam failure or a dam failure as a result of a seismic event. All new development in the City occurring in areas that are subject to flood hazards would be required to comply with the Title 18 provisions of the City’s Municipal Code, which includes general construction standards for structures. Specifically, standards are provided for the anchoring, elevation, and flood-proofing of structures, along with requirements for certain materials and methods to be used during construction. Compliance with Title 18 would reduce the risks associated with flood hazards, including flooding that may result from dam inundation, and no mitigation is warranted.

- j) **Less than Significant.** See response 4(i) for discussion related to seiche. The City is not located in an area that could be subject to tsunami or mudflow.

5. AIR QUALITY. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Discussion:

- a) **No impact.** The regional emissions inventory for the South Coast Air Basin (SoCAB) is compiled by the South Coast Air Quality Management District (SCAQMD) and SCAG. The SoCAB is currently classified as a federal and state non-attainment area for O₃, PM₁₀, and PM_{2.5}, and a state non-attainment area for NO₂. Regional population, housing, and employment projections developed by SCAG, which are based on the land use designations of the City’s General Plan, form, in part, the foundation for the emissions inventory of the SCAQMD Air Quality Management Plan (AQMP). Projects that are consistent with the growth anticipated by the City’s General Plan are therefore consistent with AQMP emissions assumptions. The General Plan includes 22 policies aimed at reducing air pollutant emissions from all sources within the City. These policies are consistent with the measures, programs, and policies of the AQMP. The 2013-2021 Housing Element relies on and does not change existing land use designations and is internally consistent with other elements of the General Plan. Therefore the project is also consistent with the AQMP.
- b) **Less than Significant.** Regional population, housing, and employment projections developed by SCAG, which are based on the land use designations of the City’s General Plan, form, in part, the foundation for the

emissions inventory of the AQMP, including ozone precursors. The City's housing needs will be accommodated on land that is currently zoned for residential use. Construction activities for residential projects will generate pollutant emissions, including but not limited to site grading, operation of construction equipment, and vehicle activities. The future housing units will generate pollutant stationary and mobile source emissions due to uses of stationary equipment, new vehicular trips, off-site power and natural gas generation, etc. Through the environmental review process, the City will consider residential development projects as they are proposed to generate potentially significant air quality impacts and will require the implementation of all applicable policies for the proposed General Plan to minimize emissions. Additional mitigation for these projects may also be required to further reduce emissions and potential impacts; however, additional mitigation under the Housing Element is not warranted.

- c) **Less than Significant.** See response 5(b).
- d) **Less than Significant.** The SCAQMD defines typical sensitive receptors as residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. When evaluating potential air quality impacts to sensitive receptors, the SCAQMD is primarily concerned with high localized concentrations of CO. Motor vehicles, and traffic-congested roadways and intersections are the primary source of high localized CO concentrations. Localized areas where ambient concentrations exceed federal and/or State standards for CO are termed CO "hotspots." Implementation of the proposed 2013-2021 Housing Element is not expected to expose existing or future sensitive uses to substantial CO concentrations. According to the SCAQMD, maximum ambient CO concentrations in the year 2020 within Source Receptor Area (SRA) 22, which covers the Norco/Corona area of Riverside County, are expected to reach approximately 5.1 parts per million (ppm) over a 1-hour period and 3.2 ppm over an 8-hour period. The maximum localized CO concentration that would be expected to occur within this area in the future would be approximately 7.2 ppm over a 1-hour period and 4.5 ppm over an 8-hour period. These concentrations would be substantially below the national 35.0 ppm and State 20.0 ppm 1-hour ambient air quality standards, and the national 9.5 ppm and State 9.1 ppm 8-hour ambient air quality standards when growth envisioned under the proposed General Plan occurs.² Therefore, sensitive receptors within the City would not be exposed to substantial pollutant concentrations, and no mitigation is warranted.
- e) **Less than Significant.** Odors are one of the most obvious forms of air pollution to the general public. Although offensive odors seldom cause physical harm, they can be a nuisance to the general public. Most people determine an odor to be offensive (objectionable) if it is sensed longer than the duration of a human breath, typically two to five seconds. Construction activities associated with residential projects consistent with General Plan land use designations may generate objectionable odors from heavy-duty equipment exhaust or from application of paint and asphalt. These emissions would occur during daytime hours only and would be isolated to the immediate vicinity of the construction site and activity. Potential operational airborne odors could result from cooking activities associated with new residential uses. These odors would be similar to existing housing uses throughout the City and would be confined to the immediate vicinity of the new buildings. As such, they would not affect a substantial number of people, and no mitigation under the Housing Element is warranted.

6. TRANSPORTATION/TRAFFIC. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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² City of Corona General Plan Final Environmental Impact Report (March 2004), pg. 4.9-5.

a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all mode of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to , intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b)	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e)	Result in inadequate emergency access?				X
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Discussion:

- a) **No impact.** The 2013-2021 Housing Element Update is consistent with the existing General Plan and Zoning Ordinance, including the Circulation Element. These adopted City plans are consistent with adopted regional transportation plans. There are several regional and subregional transportation plans that include the City of Corona. They include the Riverside County Congestion Management Program (CMP), the Southern California Association of Governments Comprehensive Transportation Plan (SCAG/CTP), the Regional Transportation Improvement Program (RTIP), the Regional Transportation Plan, the Riverside County Community and Environmental Transportation Acceptability process (CETAP) plan, and the Transportation Uniform Mitigation Fee (TUMF). The General Plan Circulation Element was developed using a travel demand model that is based upon SCAG’s regional model. As such, the model is consistent with the SCAG model and incorporates all of the regional model data and projects on the regional system within and outside of the City. This assures consistency with the Regional Transportation Plan, the Regional Transportation Improvement Program (RTIP) and the SCAG/CTP model. Also, the CMP requires that local models follow SCAG consistency guidelines to assure compliance with the CMP, which the City of Corona model has followed. With respect to the TUMF, the traffic model network has incorporated all future proposed TUMF roadway improvements and is therefore consistent with that program. The General Plan, through Policy 6.1.7, demonstrates consistency with CETAP. Therefore, since the proposed 2013-2021 Housing Element does not conflict with the General Plan Circulation Element, it does not conflict with adopted transportation plans or policies, and mitigation is not warranted.
- b) **No impact.** See response 6(a).
- c) **No impact.** The Corona Municipal Airport is located within the Prado Flood Control Basin and is occasionally subject to inundation. For this and other environmental reasons, expansion of the airport is precluded by the

U.S. Army Corps of Engineers, which owns the airport land. Adoption of the Housing Element itself would not involve building any structures and thus would not result in any changes to air traffic patterns and in any substantial safety risks related to aircraft traffic. Future residential development will be reviewed for consistency with the Riverside County Airport Land Use Compatibility Plan (ALUCP).

- d) **No impact.** The increased traffic generated by new residential development through year 2021 would not likely increase hazards to motorists, pedestrians, or bicyclists due to design features or the introduction of incompatible uses (e.g., blind turns or introduction of residential uses in agricultural or industrial areas where slow-moving heavy equipment is often present on roadways).
- e) **No impact.** Any future development consistent with General Plan land use designations would be required to conform to traffic and safety regulations that specify adequate emergency access measures.
- f) **No impact.** All future development proposals will be subject to site specific environmental evaluation and compliance with all applicable federal, state or local policies, ordinances, and regulations.

7. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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 by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
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?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

Discussion:

- a) **Less than Significant.** The majority of residential development within the City would consist of infill and urban expansion of developed areas, which do not support a wide diversity of biological resources. Lands within the City boundaries are largely urbanized and contain few significant biological resources. Further, existing natural resources are fragmented and surrounded by development. As with most urbanized environments, landscape features within the City such as trees, shrubs, herbaceous plants, and parklands, could serve as temporary habitats or foraging grounds for wildlife. The native plant communities that can potentially support candidate, sensitive, or special status wildlife species within the City include Riversidean sage scrub, freshwater marsh, and southern willow scrub. Development under the proposed General Plan could also result in direct and indirect impacts to sensitive habitat, including the removal of mature trees in both developed and undeveloped areas, which may serve as perching or nesting sites for migratory birds, including raptors. It is anticipated that any migratory birds or raptors using mature trees as perching sites would vacate the site upon the initiation of construction activities because the resulting increase in noise and activity levels would disturb nesting behaviors. Future residential development requiring discretionary approval will be required to undergo project-specific CEQA review for environmental impacts (General Plan Policy 10.7.2) and minimize adverse impacts on natural resources (General Plan Policy 10.7.1). Future developments will also be required to comply with other General Plan policies to reduce impacts on sensitive plant and wildlife species (General Plan Policies 10.6.1 through 10.6.6), and therefore, no mitigation is warranted with the Housing Element.
- b) **Less than Significant.** See response 7(a). The riparian habitats that are known to occur in the City include mulefat scrub, riparian scrub, southern cottonwood/willow riparian, and southern willow scrub. Future residential development will be subject to compliance with General Plan policies. Compliance with these General Plan policies listed in response 7(a) will reduce impacts, and no mitigation is warranted.
- c) **Less than Significant.** See response 7(a). There are no known wetland areas within the City. However, blue-line streams, which are perennial, intermittent, or ephemeral streams that are recognized on a United States Geological Survey (USGS) quadrangle map and may be subject to Corps jurisdiction, are currently located in the southern, eastern, and northwestern portions of the City. These streams may fall within zones designated for residential development under the proposed General Plan. However, the Corps would require a permit prior to any alteration of areas that are found to be “water of the United States,” which would include special aquatic sites such as wetlands. As such, federal and State laws and regulations would be implemented to protect these resources from development through the Corps Section 404 permitting process, which is a discretionary rather than negotiated process, and the California Wetlands Conservation Policy (CWCP 1993). The CWCP is intended to ensure that no net loss of wetlands would occur within the State, which is an analogous policy to a federal Executive Order that also mandates no net loss of wetlands. Compliance with federal and State laws and regulations and General Plan policies listed in response 7(a) will reduce impacts, and no mitigation is warranted.
- d) **Less than Significant.** See responses 7(b) and 7(c). As previously discussed, lands within the City boundaries are largely urbanized and contain few significant biological resources. Further, existing natural resources are fragmented and surrounded by development. Nonetheless, implementation of applicable General Plan policies would ensure that substantial impacts to native, resident, or migratory wildlife species or corridors do not occur or mitigation will be required at the project level to ensure impacts are not significant; however, no mitigation is warranted with the Housing Element.
- e) **No Impact.** See responses 7(b) and 7(c). Future residential development will be subject to applicable General Plan policies and Municipal Code requirements that have been adopted to protect biological resources.
- f) **No Impact.** The Western Riverside County Multi-species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation plan for the City of Corona. The MSHCP is divided into area plans, and the City of Corona areas are entirely within the Temescal Canyon Area Plan. The General Plan is consistent with the MSCHP as the policies are included as part of the General Plan policies. By extension, the 2013-2021 Housing Element would not conflict with the MSHCP because it is consistent with other elements of the General Plan and future residential development will be subject to General Plan policies pertaining to consistency with MSHCP requirements (General Plan Policies 10.11.1 through 10.11.12).

8. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
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?				X

Discussion:

- a) **No impact.** Some areas within the City have been designated by the State as MRZ-2 (significant existing or likely mineral deposits); however, these areas are not designated for residential land uses. Most of the active mines or quarries producing clay and construction aggregates within the City are currently located predominantly east of the I-15. All of these existing active mines within the City would continue to operate upon implementation of the proposed 2013-2021 Housing Element, as the areas containing these sites would be designated for industrial use. Historic oil or gas wells, resulting from petroleum exploration within the City, are generally concentrated in the west and northwest portions of the City. No residential development will occur in the areas containing these existing oil and gas well sites.³
- b) **No impact.** See response 8(a).

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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?				X
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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?				X

³ City of Corona General Plan Final Environmental Impact Report, pgs. 4.12-6 to 4.12-8.

e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion:

a) **No Impact.** Development and occupancy of residential land uses is not typically associated with the transport, use, and disposal of hazardous materials with potential to pose a significant public hazard. The use, transport, storage, and disposal of potentially hazardous materials is more typical of industrial and commercial land uses. Furthermore, sites listed in Government code Section 65962.5 are not designated for residential use.

b) **Less than Significant.** Given that future residential development could occur in the form of urban infill and redevelopment, along with the intensification of development within the City, existing structures may need to be demolished prior to the construction of new buildings. Demolition activities may occur within a quarter mile of a school. Demolition of existing structures in the City could result in exposure of construction personnel and the public to hazardous substances such as asbestos or lead-based paints. Exposure pathways by which receptors could be exposed to hazardous materials include any of the following:

- Direct dermal contact with hazardous materials
- Incidental ingestion of hazardous materials (usually due to improper hygiene, when workers fail to wash their hands before eating, drinking, or smoking)
- Inhalation of airborne dust released from dried hazardous materials

Various regulations and guidelines pertaining to abatement of, and protection from, exposure to asbestos and lead have been adopted for demolition activities. These requirements include: SCAQMD Rules and Regulations pertaining to asbestos abatement (including Rule 1403), Construction Safety Orders 1529 (pertaining to asbestos) and 1532.1 (pertaining to lead) from Title 8 of the California Code of Regulations, Part 61, Subpart M of the Code of Federal Regulations (pertaining to asbestos), and lead exposure guidelines provided by the U.S. Department of Housing and Urban Development (HUD). In California, asbestos and lead abatement must be performed and monitored by contractors with appropriate certifications from the State Department of Health Services. In addition, the California Occupational Safety and Health Administration (Cal/OSHA) has regulations concerning the use of hazardous materials, including requirements for safety training, availability of safety equipment, hazardous materials exposure warnings, and emergency action and fire prevention plan preparation. Cal/OSHA enforces the hazard communication program regulations, which include provisions for identifying and labeling hazardous materials, describing the hazards of chemicals, and documenting employee-training programs. All demolition that could result in the release of lead and/or asbestos must be conducted according to Cal/OSHA standards. The rules and regulations noted above would be followed during construction activities. Compliance with these regulations would ensure that construction workers and the general public would not be exposed to any unusual or excessive risks related to hazardous materials during construction activities, and no mitigation is warranted.

c) **Less than Significant.** See response 9(b).

- d) **No Impact.** See response 9(a).
- e) **No Impact.** Residential development within the vicinity of the Corona Municipal Airport Comprehensive Land Use Plan will be required to be consistent with the City’s General Plan. The General Plan is consistent with the ACLUP. By extension, residential development that may be facilitated and encouraged by the 2013-2021 Housing Element will be consistent with the ACLUP. As such, the project will not result in a safety hazard for people residing or working in the project area.
- f) **No Impact.** There are no private airstrips within or adjacent to Corona.
- g) **No Impact.** The City updates its Emergency Operations Plan (EOP) on a regular basis to ensure it addresses the multiple natural and human-caused hazards that could affect existing and future residents and visitors in the Corona. The 2013-2021 Housing Element is a policy document that is consistent with the adopted General Plan and does not introduce new land uses, and will not induce additional population or employment growth within the City that has not already been anticipated in the General Plan and addressed in the City’s EOP.
- h) **Less than Significant.** New residential development could be developed within areas that are vulnerable to wild fires. All new residential development will be required to comply with development standards contained in Title 15 of the Municipal Code, including Chapter 15.16 – Fire Hazard Severity Zones. Compliance with these codes and standards will reduce impacts, and therefore, no mitigation is warranted.

10. NOISE. Would the project result in:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

- a) **No impact.** Construction and occupancy of future residential uses will be required to comply with

Chapter 9.24 of the Municipal Code, which governs loud and unnecessary noises. Future development is also required to comply with applicable General Plan Noise Element policies.

- b) **Less than Significant.** Future residential development that is consistent with existing General Plan land use designations will increase noise levels, including groundborne vibration and noise. Future residential development could also cause a substantial temporary, periodic, or permanent increase in ambient noise levels in the City. There will be short-term noise level increases during construction and operational noise level increases associated with automobiles of the people driving to and from their homes. Construction activities associated with future residential projects are anticipated to temporarily exceed the City's noise standards. The degree of noise impact would be dependent upon the distance between the construction activity and the noise sensitive receptor. Specific limits on the noise levels associated with mechanical equipment, loudspeakers, or individual motor vehicles that can be measured at sensitive uses are identified and subject to enforcement. Continued enforcement of the Corona Municipal Code reduces the potential impacts associated with temporary or periodic increases. Implementation of the City of Corona Noise Ordinance will reduce impacts, and therefore, no mitigation is warranted.
- c) **Less than Significant.** See response 10(c).
- d) **Less than Significant.** See response 10(c).
- e) **No Impact.** Residential land uses are located outside of Corona Municipal Airport noise contours. The 65 dBA CNEL noise contour for the Corona Municipal Airport extends into the surrounding area. However, the only future land uses envisioned for this area under the proposed General Plan are new light industrial and general industrial uses.
- f) **No Impact.** There are no private airstrips within or adjacent to Corona.

11. PUBLIC SERVICES. 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:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks and Recreation Facilities?			X	
e) Other public facilities?				X

Discussion:

- a) **Less than Significant.** Because the project does not involve any construction activity, it will not directly impact the provision of fire protection services. Residential development constructed pursuant to Housing Element policy will incrementally increase the need for fire protection services. However, any new development to occur under the proposed General Plan would be required to comply with all applicable federal, State, and local regulations governing the provision of fire protection services. Specifically, General Plan policies, such as Policy 9.4.5, require, through the development review process, that all structures and facilities conform to Federal, State and City regulatory standards and applicable safety guidelines requires that adequate fire protection services be provided for all existing and future development. In addition, General

Plan Policy 9.2.1 ensures that fire staffing and facilities are expanded commensurably to serve the needs of the City's growing population and business community so as to maintain a maximum 5-minute response time. As such, implementation of the 2013-2021 Housing Element would provide adequate emergency medical services and levels of service associated with fire protection. If new facilities need to be constructed, further environmental review would be required as specific facilities are proposed; however, no mitigation is required with the Housing Element.

- b) **Less than Significant.** Because the project does not involve any construction activity, it will not directly impact the provision of police protection services. Residential development constructed pursuant to the Housing Element policy will incrementally increase the need for police protection services. The ability of the Corona Police Department to support the needs of future growth is dependent upon its financial ability to hire additional sworn personnel. The General Plan includes goals and policies to address these issues and to ensure compliance with standard levels of service. General Plan policies require that adequate police protection services are provided to the City, and facilities be constructed regardless of General Plan land use designations, as long as it is environmentally suitable. Therefore, compliance with General Plan goals and policies will ensure that acceptable levels of service are maintained, and therefore, no mitigation is warranted.
- c) **Less than Significant.** Because the project does not involve any construction activity, it will not directly impact the provision of school services. Residential development constructed pursuant to the Housing Element policy will incrementally increase the need for schools. Development is also subject to school district DIF under State law (SB 50) and all impacts to school facilities are considered less than significant with State law and adopted mitigation, and no mitigation is warranted.
- d) **Less than Significant.** The project will not directly impact the provision of parks or other recreational services. Population increases due to the provision of housing facilitated by Housing Element programs could incrementally increase the demand for additional recreational facilities and services. The General Plan includes a goal to provide a range of active and passive parkland facilities to meet the recreational needs of the City's population. Among the policies to achieve this goal include the establishment of a standard of four acres of parkland per 1,000 residents in the City to govern future development. Another goal of the proposed General Plan is to increase the amount of parkland inventory within the City. Among the policies used to achieve this goal include the requirement for all new development involving residential subdivisions of five or more dwelling units in the City to set aside land for parkland uses, the acquisition of parkland to accommodate the specific recreational needs of the community, and the acquisition and development of parks and recreational facilities in neighborhoods that currently lack parkland. Furthermore, the proposed General Plan also identified as a goal the maximization of land that would be available to serve as parkland within the City; however, no mitigation is warranted with the Housing Element.
- e) The possibility also exists for the accelerated deterioration of existing recreational facilities due to increased demand and use. The General Plan strives to maintain, renovate, and upgrade recreation facilities on a regular basis to prevent a state of disrepair. Among the General Plan policies to achieve this goal include an annual evaluation of all recreational facilities and equipment for repair needs and an evaluation for renovation needs every five years. In addition, an equipment "modernization" program aims to prevent the deterioration of existing recreational equipment. Implementation of Policies 8.12.1 and 8.12.2 in the General Plan would reduce the accelerated deterioration of these resources from future population growth. Compliance with General Plan goals and policies will reduce impacts, and no mitigation is warranted.
- f) **No Impact.** Because the Housing Element does not plan for growth beyond that already anticipated by the General Plan, no additional impacts will result from adoption and implementation of the Housing Element update.

12. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	

b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			X	
e)	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g)	Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion:

- a) **Less than Significant.** Future residential development would generate additional demand on the existing sewer system from increased sewage flows because new dwelling units and associated population growth will generate wastewater that will require treatment. However, the City's 2005 Sewer Master Plan indicates that the City has adequate treatment capacity to serve future development anticipated under the General Plan, including this Housing Element. Furthermore, General Plan Policy 7.4.1 requires maintenance, upgrades, and expansion of existing wastewater collection and treatment facilities where existing systems are deficient. In addition, General Plan Policy 7.4.2 requires that development be connected to the municipal sewer system and ensure that adequate capacity is available for the treatment of generated wastewater flows and safely dispose of generated sludge. General Plan Policy 7.4.3 requires that all new development submit a sewer generation analysis to the satisfaction of the City of Corona prior to the issuance of building permits. Finally, National Pollution Discharge Elimination System (NPDES) Phase I and Phase II requirements regulate discharge from construction sites. All future residential projects under the proposed 2013-2021 will be required to comply with all applicable wastewater discharge requirements issued by the State Water Resources Control Board (SWRCB) and RWQCB, and no mitigation is required with the Housing Element.
- b) **Less than Significant.** See responses 12(a). The City's 2010 Urban Water Management Plan (UWMP) indicates that the City has adequate water supply to serve future development anticipated under the General Plan, including this Housing Element. However, existing water treatment plants that are operated and maintained by the City may not have adequate capacity to treat additional water demands resulting from future residential development. In addition, existing infrastructure that conveys potable water from the treatment plants to customers may not have adequate capacity to accommodate the increased water demand within the City. General Plan goals and policies require the City to establish and maintain a secure water supply, water treatment, distribution, pumping and storage systems to meet the current and projected future daily and peak water demands of Corona. Policy 7.1.2 evaluates the adequacy of water infrastructure in areas where intensification of land use is anticipated to occur and develop strategies to implement the Water Master Plan appropriately. Further, Policy 7.1.3 would require the coordination of capital improvements planning for all municipal water service infrastructure with the direction, extent, and timing of growth. Compliance with applicable General Plan policies will reduce impacts, and no mitigation is required.
- c) **Less than Significant.** The existing drainage system in the City of Corona is owned and operated by both

the City and County. Storm runoff within the City limits is generally intercepted by a network of City facilities. The local facilities then convey the flows to the major County facilities, which, in turn, convey flows to the Prado Flood Control Basin. According to the City's Drainage Master Plan, the drainage system throughout the City is adequate for existing needs. However, future residential development will involve the construction of buildings, roadways, and parking lots that would increase impervious surfaces, which could in turn increase stormwater runoff in the City. This increased runoff could cause downstream flooding impacts, and exceed the capacity of existing infrastructure. Pursuant to General Plan Policy 7.6.1, public storm drains and storage control facilities would be maintained and upgraded, and new or expanded storm drain and flood control facilities would be required, if necessary, to protect the community from risks to lives and property associated with flooding and stormwater runoff. In addition, improvements identified in the City's Drainage Master Plan are required to be implemented, which would ensure that adequate storm drain capacity would exist. If construction of new, or expansion of existing, storm drain infrastructure is necessary, further environmental review will be required prior to implementation of building permits. Implementation of Drainage Master Plan improvements, project-level mitigation measures, and General Plan policies will reduce impacts, and no mitigation is required with the Housing Element.

- d) **Less than Significant.** See response 12(b).
- e) **Less than Significant.** See response 12(a).
- f) **Less than Significant.** Waste Management, Inc. (WMI) is contracted by the City and Riverside County as the sole hauler of solid waste and operation of recycling services for the City. WMI transports all solid waste from the City to the El Sobrante Landfill, a self-owned and County-operated facility. The landfill is required to comply with all landfill regulations from federal, state and local regulatory agencies. The landfill is subject to regular inspections from the California Integrated Waste Management Board, including the Board's Local Enforcement Agency, the California Regional Water Quality Control Board and the South Coast Air Quality Management District to ensure compliance with all federal, state and local regulations. The City is mandated by state law (AB 939) to reduce the quantity of solid waste entering the landfill. The City of Corona has a Collection of Refuse and Recyclable Materials Ordinance (Chapter 8.20 of the Municipal Code). Future residential development will be required to comply with the Ordinance and recycle materials to reduce the quantity of solid waste from the site that is hauled to the landfill. Compliance with the Municipal Code Chapter 8.20 will reduce solid waste impacts. Future residential development facilitated by the proposed project would be required to comply with all applicable standards and regulations related to solid waste, including local regulations requiring recycling/deconstruction of existing buildings and materials, and no mitigation is required with the Housing Element.
- g) **Less than Significant.** See response 12(f).

13. AESTHETICS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Discussion:

- a) **Less than Significant.** Significant scenic vistas within the City include: views of the Prado Basin from Sierra del Oro that encompass the basin on the south and canyon areas on the west; views of the Santa Ana Mountains from the I15/SR-91 Freeway interchange; southern view of the foothills from major north-south streets south of Ontario Avenue; views from the higher elevations south of Ontario Avenue, which encompass panoramic views to the north and San Gabriel Mountains; and Grand Boulevard, including the circle of palm trees visible from a variety of locations. Although development within the City consists of infill and urban expansion, as well as intensification of uses within a primarily built out area, future residential development could affect views to these scenic vistas. Specifically, new residential uses could partially obstruct views to the scenic vistas from various locations of the City. However, development projects would undergo further environmental and design review on a project-by-project basis to ensure that scenic vistas are not adversely affected. In addition, General Plan policies will protect scenic vistas within the City. Specifically, development on slopes greater than 15 percent are subject to the Hillside Development Ordinance. New uses on hillsides would also be required to protect natural landforms and topography. Specifically, future development in hillside areas with a slope greater than 25 percent are to be clustered on the most gently sloping portions of the site, as outlined in General Plan Policy 10.22.3. Compliance with General Plan policies will reduce potential for impacts, and no mitigation is warranted.
- b) **Less than Significant.** No State-scenic highways are located within or adjacent to Corona. However, a number of roadways that traverse the City are designated by the City as scenic highways. Within this designation, the City's highways and corridors are protected for scenic purposes. Future residential development could occur within view of these scenic routes. General Plan Policy 10.23.2 requires an analysis that assesses impacts of new development on the quality of City-designated highways and corridors. With the analysis, the City could regulate new development in these areas such that scenic resources would not be affected significantly, and no mitigation is required.
- c) **Less than Significant.** Open space and agricultural areas provide visual relief from urbanized areas and provide views for motorists, pedestrians, and residents. Larger contiguous areas of passive open space and agriculture are concentrated in the northwestern, eastern, and southeastern portions of the City. However, vacant lands are considered to contain little aesthetic value. In addition, future development would comply with proposed policies that regulate the design of new buildings as well as protect the existing visual quality of the City. For example, General Plan Policy 1.1.5 requires that development be accommodated in balance with the preservation and conservation of open spaces for aesthetic value. In addition, development projects would undergo further environmental and design review on a project-by-project basis to ensure that the visual quality of the surrounding environment is not substantially compromised, therefore, no mitigation is required with the Housing Element.
- d) **Less than Significant.** Future residential development could create new sources of light from exterior building illumination, lighted recreation/athletic facilities, and parking lots or structures, as well as glare from reflective building surfaces or the headlights of vehicular traffic. As a result, these new sources of light or glare could affect day or nighttime views of adjacent sensitive land uses. The City of Corona is primarily built out, and a significant amount of ambient light from urban uses already exists. As future development would primarily result in infill of vacant lands, as well as intensification and the reuse of existing sites, the majority of new residential development would not be located adjacent to large pieces of undeveloped lands. Where development is proposed for large vacant areas, located in the southern portion of the City, low-density residential uses would be included, which would not result in significant new sources of light or glare; therefore, no mitigation is required with the Housing Element.

14. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X

b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d)	Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion:

- a) **No Impact.** The City of Corona has a variety of historic resources, which range from private residences to public structures, monuments, and also infrastructure (e.g., light fixtures, sidewalks, and masonry unit paving) and natural features, such as heritage trees. Structures in the City have been listed on the National Register of Historic Places (NRHP), are eligible for listing, and over 600 structures have been inventoried for potential nomination to the City’s Register of Historic Resources. These structures meet the definition of historical resources under Section 15064.5(a) of the CEQA Guidelines. Future residential development facilitated by the 2013-2021 Housing Element could impact these historic resources. General Plan Policies 4.1.1 through 4.1.4 and 4.2.1 through 4.2.5 will reduce impacts associated with alteration of historic structures. However, the EIR prepared for the General Plan identified a significant and unavoidable impact associated with demolition of historic resources and mitigation was determined to be infeasible.⁴ The 2013-2021 Housing Element is consistent with the General Plan and does not change any land uses or policies aimed to protect historical resources. Therefore, no new impact will occur.

- b) **Less than Significant.** The City of Corona has a long cultural history and is known to have been home to Native American groups prior to settlement by Euro-Americans. Archaeological materials associated with occupation of the land area that is now Corona are known to exist and have the potential to provide important scientific information regarding history and prehistory. Ground-disturbing activities, particularly in areas that have not previously been developed with urban uses (“native soils,” which include agricultural lands), have the potential to damage or destroy historic or prehistoric archaeological resources that may be present on or below the ground surface. In accordance with SB 18, invitations for consultation with interested Native American tribes were issued for GPA13-004. Correspondence was received from Pechanga Cultural Resources Division and also from Soboba Cultural Resource Department and face to face consultation took place with the Soboba representative. The Native American Tribes expressed interest that the City’s Housing Element properly provides for the protection of Native American interests in site development. Each tribe was informed about existing General Plan policies in the Historic Element that ensure proper treatment of any cultural resources unearthed during any development. General Plan Policies 4.3-1 to 4.3-5 and 4.3-8 include the incorporation of specific measures to identify, protect, and preserve cultural resources into the City planning and environmental review processes. These policies also require monitoring of earth-disturbing activities in archaeologically and culturally sensitive areas, as well as evaluation by a qualified archaeologist of cultural resources found prior to or during construction, application of appropriate mitigation measures, and consultation, as appropriate, with Native American Tribes before resumption of development activities. Implementation of these policies would reduce impacts to archaeological and Native American cultural resources.

- c) **Less than Significant.** Ground-disturbing activities in fossil-bearing soils and rock formations have the potential to damage or destroy paleontological resources that may be present below the ground surface, particularly in canyon and drainage areas. General Plan Policies 4.3-2, 4.3-6, and 4.3-7 include the incorporation of specific measures to identify, protect, and preserve paleontological resources into the planning and environmental review processes. These policies also require monitoring of earth-disturbing activities in known or suspect fossil-bearing rock units, as well as evaluation by a qualified paleontologist of fossils found prior to or during construction, as well as application of appropriate mitigation measures before resumption of development activities. Implementation of these policies would reduce impacts to paleontological resources.

⁴ City of Corona General Plan Final Environmental Impact Report (March 2004), pg. 4.2-6.

- d) Less than Significant.** Human remains may be located within areas of the City that are designated for residential development. However, future grading activities from housing development consistent with General Plan land use designations could uncover previously unknown human remains. As codified to General Plan Policy 4.3.8, if human remains are found during construction, those remains will require proper treatment, in accordance with applicable laws. State of California Health and Safety Code Section 7050.5-7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the “most likely descendant.” If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overly adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, will reduce impacts.

<p>15. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>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?</p>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				X
<p>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))?</p>				X

d)	Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

Discussion:

- a) **No Impact.** The City contains soils designated by the State Department of Conservation as Prime Farmlands, Unique Farmland, and Farmland of Statewide Importance that are not contiguous. All of these lands are either adjacent to or completely surrounded by urban development. Existing soils designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance within the City would be subject to infill and urban expansion under the General Plan Land Use Element. Therefore, future residential development that will be facilitated by implementation of policies and programs in the 2013-2021 Housing Element could result in the conversion of farmland to non-agricultural use. The EIR prepared for the General Plan Update in 2004 identified a significant and unavoidable impact associated with this environmental issue and no feasible mitigation was identified.⁵ Because the 2013-2021 Housing Element is consistent with, and does not change, General Plan land use designations, the proposed project will not create new or increase the significance of impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b) **No Impact.** The EIR prepared for the General Plan Update in 2004 identified two Williamson Act contract preserves within the City of Corona and concluded that development consistent with General Plan land use designations would not impact these agricultural resources.⁶ The 2013-2021 Housing Element is consistent with General Plan land use designations and zoning. Therefore, adoption and implementation of the 2013-2021 Housing Element will not result in significant environmental impacts and no mitigation is necessary.
- c) **No Impact.** No land within the City of Corona is designated or zoned for forest land or timberland.
- d) **No Impact.** The City of Corona is an urban community within Riverside County. There is no forest land within the or adjacent to the City limits.
- e) **No Impact.** See responses 15(a) to 15(d). Adoption and implementation of the 2013-2021 Housing Element would not result in other changes to the environment that could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

16. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Discussion:

- a) **Less than Significant.** Future residential development in Corona will be designed and constructed in

⁵ City of Corona General Plan Final Environmental Impact Report (March 2004),, pg. 4.12-6.

⁶ City of Corona General Plan Final Environmental Impact Report (March 2004),, pg. 4.12-4.

accordance with existing General Plan land use designations and zoning districts. The 2013-2021 Housing Element Update does not change any land use policy or any building regulations that would raise or otherwise change development levels that could contribute to an increase in greenhouse gases. The 2013-2021 Housing Element Update does not include any regulations or other policies that would encourage inefficient building practices that could affect the volume of greenhouse gas emissions that would otherwise occur under existing General Plan policies. Additionally, as discussed in detail in the Project Description, the proposed Housing Element Update does not create the ability for any new development to occur that would not otherwise occur, and does not authorize any specific development project. As such, its adoption would not directly generate any greenhouse gas emissions. Adoption and implementation of the 2013-2021 Housing Element Update would not affect building energy demands or generate any additional vehicle trips or miles traveled, beyond those that would be associated with the existing General Plan. In addition, environmental review of future projects will continue to be carried out to ensure that the projects are consistent with all General Plan policies, including those that help the City contribute to regional greenhouse gas reduction efforts. Future residential development in the City will be required to comply with Title 24 energy efficiency requirements of the CBC as well as the City's Climate Action Plan. Compliance with the CBC will further increase energy efficiency in new residential buildings, thus reducing total energy demand and thereby reducing the level of greenhouse gas emissions generated from coal, natural gas, and oil-based energy sources. Adherence to such policies and guidelines will reduce potential impacts.

- b) No impact.** SB 375 requires Metropolitan Planning Organizations (MPOs) to prepare a Sustainable Communities Strategy (SCS) in Regional Transportation Plans. SCAG is responsible for developing an overall strategy for the region including Riverside, Riverside, San Bernardino, Ventura, and Imperial counties. On April 4, 2012, SCAG adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future.⁷ The RTP/SCS is the culmination of a multi-year effort involving stakeholders from across the SCAG Region. The SCAG RTP/SCS sets forth a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation. The RTP/SCS is meant to provide individual jurisdictions with growth strategies that, when taken together, achieve the regional GHG emissions reduction targets. The housing sites identified in the 2013-2021 Housing Element Update are currently designated for residential development in the City's General Plan. The strategy is to encourage higher-density infill development in an urban community served by transit. As such, the targeted housing sites will help achieve the goals of reducing vehicular trips and thereby help reduce total vehicular-based greenhouse gas emissions. The targeted housing sites will help achieve the goals of reducing vehicular trips and thereby help reduce total vehicular-based greenhouse gas emissions. The proposed 2013-2021 Housing Element Update is consistent with the City's General Plan. As such, the proposed Housing Element Update does not conflict with AB 32, SB 375, or any plans or programs that have been adopted to achieve those legislative mandates.

17. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does 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?			X	

⁷ <http://scagrtp.net/>

<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>			<p>X</p>	
<p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			<p>X</p>	

Discussion:

- a) **Less than Significant.** The proposed project is the City of Corona Housing Element Update, which is a policy document addressing demographic issues and local housing needs in the City for the planning period from 2013 to 2021. Existing General Plan land use designations and zoning districts are adequate to accommodate the City's share of the regional housing need. Adoption of the 2013-2021 Housing Element Update would not significantly 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. The proposed 2013-2021 Housing Element Update will not contribute to adverse impacts on wildlife or cultural resources, individually or cumulatively.

- b) **Less than Significant.** The proposed project involves the adoption and implementation of the Housing Element Update for the City of Corona. The Housing Element Update is a policy document designed to assist the City in future planning. Compliance with General Plan programs, applicable statutory/regulatory requirements, and future project-level CEQA mitigation measures (as applicable) will reduce impacts individually and cumulatively.

- c) **Less than Significant.** See responses 17(a) and 17(b). The proposed project consists of an updated determination of housing needs within Corona, and revisions to policies and procedures the City uses in addressing those needs. The Housing Element Update is a policy document designed to assist the City in future planning to accommodate the City's fair share the regional housing need through year 2021 as well as facilitate and encourage the maintenance, conservation, and preservation of affordable housing options for all economic segments of the community. Future residential development in the City would be subject to the General Plan and Municipal Code. The project's environmental effects will not cause substantial adverse effects on human beings, either directly or indirectly.

17. PREVIOUS ENVIRONMENTAL ANALYSIS:

Earlier analysis may be used when one or more of the environmental effects have been adequately analyzed in an earlier EIR or Negative Declaration (Section 15063).

DOCUMENTS INCORPORATED BY REFERENCE:

City of Corona General Plan Final Environmental Impact Report (March 2004).

Environmental: GPA13-004

Available at:

<http://www.discovercorona.com/CityOfCorona/media/Media/CommunityDevelopment/GeneralPlan/CoronaFEIR.pdf>.